

**Wednesday, May 22, 2024, 7:00 P.M.**

A quorum of Planning Commission will be in attendance at  
Tracy City Hall Chambers, 333 Civic Center Plaza, Tracy  
Web Site: [www.cityoftracy.org](http://www.cityoftracy.org)

**THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).**

**MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:**

*As always, the public may view the Planning Commission meetings live on the City of Tracy's website at [CityofTracy.org](http://CityofTracy.org) or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "Planning Commission", then select "[Planning Commission Meeting Videos](#)" under the "Boards and Commissions" section.*

*If you only wish to watch the meeting and do not wish to address the Planning Commission, the City requests that you stream the meeting through the City's website or watch on Channel 26.*

**Remote Public Comment:**

*During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:*

- *Comments via:*
  - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
  - **Event Number: 2558 864 1716** and **Event Password:** Planning
  - ***If you would like to participate in the public comment anonymously***, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting [Anonymous@example.com](mailto:Anonymous@example.com) when prompted to provide an email address.
  - Join by phone by dialing +1-408-418-9388, 2558 864 1716, #75266464# Press \*3 to raise the hand icon to speak on an item.
  
- *Protocols for commenting via WebEx:*
  - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
    - *Listen for the Chair to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
    - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
  - *Comments for the "New Business" or "Items from the Audience" portions of the agenda will be accepted until the public comment for that item is closed.*

*Comments received on Webex outside of the comment periods outlined above will not be included in the record.*

**Americans With Disabilities Act** – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Planning Commission meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

**Addressing the Planning Commission on Items on the Agenda** – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Planning Commission on any item within its jurisdiction before or during the Planning Commission’s consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Planning Commission to conduct its business as efficiently as possible, members of the public wishing to address the Planning Commission are requested to, but not required to, hand a speaker card, which includes the speaker’s name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the Planning Commission begins its consideration of an item, no more speaker cards will be accepted. An individual’s failure to present a speaker card or state their name shall not preclude the individual from addressing the Planning Commission. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the “Items from the Audience/Public Comment” portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer’s discretion, additional time may be granted. The City Clerk shall be the timekeeper.

**Addressing the Planning Commission on Items not on the Agenda** – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council’s Meeting Protocols and Rules of Procedure provide that in the interest of allowing Planning Commission to have adequate time to address the agenda items of business, “Items from the Audience/Public Comment” following the Consent Calendar will be limited to 15-minutes maximum period. “Items from the Audience/Public Comment” listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Planning Commission. When members of the public address the Planning Commission, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

**Notice** – A 90-day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a Planning Commission action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City’s website: [www.cityoftracy.org](http://www.cityoftracy.org).

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ACTIONS, BY MOTION, OF PLANNING COMMISSION PURSUANT TO AB 2449, IF ANY

ROLL CALL

MINUTES – 05/08/24 Regular Meeting

DIRECTOR’S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.*

1. NEW BUSINESS

1.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION FINDING, PURSUANT TO GOVERNMENT CODE SECTIONS 65103(C) AND 65401, THAT THE CITY OF TRACY’S CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2024/2025 THROUGH FISCAL YEAR 2028/2029 IS CONSISTENT WITH THE GENERAL PLAN.

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR’S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: May 16, 2024

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at [www.cityoftracy.org](http://www.cityoftracy.org).

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
MAY 8, 2024, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Orcutt called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Orcutt led the pledge of allegiance.

**ROLL CALL**

Roll Call found Commissioner Boakye-Boateng, Commissioner English, Commissioner Penning, Vice Chair Atwal, and Chair Orcutt present. Also present were Jeffrey Crosswhite, Assistant City Attorney; Forrest Ebbs, Director of Community and Economic Development; Scott Claar, Interim Assistant Director of Community and Economic Development; Kenny Lipich, Acting Senior Planner; Al Gali, Associate Engineer; and Gina Peace, Executive Assistant.

Chair Orcutt called for a brief recess at 7:02 p.m. upon learning of a technical issue with the WebEx recording. The meeting reconvened at 7:07 p.m.

**MINUTES**

Chair Orcutt introduced the Regular Meeting Minutes from the March 27, 2024 Planning Commission Regular Meeting.

**ACTION:** It was moved by Commissioner Penning and seconded by Commissioner English to approve the March 27, 2024 Planning Commission Regular Meeting Minutes. A voice vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning in favor. Passed and so ordered; 5-0-0-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

No Director's report regarding the agenda; however, Forrest Ebbs, new Director of the Community & Economic Development Department, introduced himself to the Commission.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D23-0018, TO CONSTRUCT A 9,435 SQUARE-FOOT EXPANSION OF THE EXISTING SERVICE CENTER CONSISTING OF 12 NEW SERVICE BAYS, FOR**

**TRACY TOYOTA LOCATED AT 2895 NAGLEE ROAD (ASSESSOR'S PARCEL NUMBERS 212-29-004, 212-29-031, 212-29-007), AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301 PERTAINING TO MINOR ALTERATIONS OF EXISTING STRUCTURES OR FACILITIES.**

Scott Claar, Acting Assistant Director of the Community & Economic Development Department, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:22 p.m.

Seeing as no one came forward, Chair Orcutt closed the Public Hearing at 7:22 p.m.

**ACTION:** It was moved by Vice Chair Atwal and seconded by Commissioner Penning that the Planning Commission adopt a resolution:

- (1) Approving a Development Review Permit, Application Number D23-0018, (hereinafter "Project") to construct a 9,435 square-foot expansion of the existing service center consisting of 12 new service bays, for the Tracy Toyota located at 2895 Naglee Road (Assessor's Parcel Numbers 212-29-004, 212-29-031, 212-29-007); and;
- (2) Determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 pertaining to minor alterations of existing structures.

A roll call vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning all in favor. Passed and so ordered; 5-0-0-0.

- B. STAFF RECOMMENDS THAT, FOR THE REAL PROPERTY LOCATED AT 2660 W. BYRON ROAD, ASSESSOR'S PARCEL NUMBER 238-050-13 (PROPERTY), THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, RECOMMEND THAT THE CITY COUNCIL: (1) INTRODUCE AN ORDINANCE (R22-0004) APPROVING A REZONE OF THE PROPERTY FROM MEDIUM DENSITY RESIDENTIAL TO MEDIUM DENSITY CLUSTER; (2) ADOPT A RESOLUTION APPROVING A TENTATIVE SUBDIVISION MAP (TSM22-0003) OF THE PROPERTY FOR THE CREATION OF 38 SINGLE-FAMILY LOTS; AND (3) DETERMINE THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332. THE APPLICANT IS SCHACK & COMPANY, INC. AND THE PROPERTY OWNERS ARE SAI PRATAP NAIDU, SARADADEVI NAIDU, KRISHNA M. KATHIKA, SARALA S. KATHIKA, SRINIVASA R. SAKHAMURI, KRANTI NELLURI, MANOJ KUMAR POTTURU, JYOTSNA SRI VEMULA, KIRAN SRINIVASA TALLAM, AND PALLAVI VENKATA TALLAM.**

Kenny Lipich, Acting Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:33 p.m.

Dylan Wooten, and Dan Schack, with Schack & Company, representing the applicant, addressed that Commission, sharing they were both available for questions.

Justin O'Connor, neighbor residing at 2684 Byron Road, located to the west of the property, addressed the Commission with concerns about the fence and frontage improvements.

Scott Claar, Interim Assistant Director of the Community & Economic Development Department, and Al Gali, Associate Engineer, answered questions from the Commission.

Forrest Ebbs, Director of the Community & Economic Development Department, stated that the future Development Review approvals will be brought forward before the Planning Commission, per their request.

Chair Orcutt closed the Public Hearing at 7:53 p.m.

**ACTION:** It was moved by Vice Chair Atwal and seconded by Commissioner Penning that the Planning Commission adopt a resolution:

- (1) Recommending that the City Council introduce an ordinance (R22-0004) approving a rezone from Medium Density Residential to Medium Density Cluster at 2660 W. Byron Road, Assessor's Parcel Number 238-050-13;
- (2) Recommending that the City Council adopt a resolution approving a Tentative Subdivision Map (TSM22-0003) for the creation of 38 single-family lots at 2660 W. Byron Road, Assessor's Parcel Number 238-050-13; and
- (3) Recommending that the City Council determine that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15332.

A roll call vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning all in favor. Passed and so ordered; 5-0-0-0.

## 2. ITEMS FROM THE AUDIENCE

None.

## 3. DIRECTOR'S REPORT

None.

## 4. ITEMS FROM THE COMMISSION

Commissioner English followed up regarding the Food Truck Ordinance, inquiring about the

date it will be brought to the Commission. Forrest Ebbs, Director of the Community & Economic Development Department, stated he was not certain of the set date it will return, but would share the details with Commissioner English when he had that information.

Commissioner Penning thanked staff for their work.

Commissioner Boakye-Boateng inquired about the change in the Department name from Development Services to Community & Economic Development. Forrest Ebbs, Director of the Community & Economic Development Department, advised that the Department did undergo a name change, preceding his arrival. Some of the structural changes include the Engineering Division no longer being under the Department and the Director, however, the Department now includes Economic Development, which Director Ebbs will oversee, along with the Planning and Building Divisions.

Chari Orcutt thanked staff and welcomed Director Ebbs.

## 5. ADJOURNMENT

**ACTION:** It was moved by Chair Orcutt and seconded by Commissioner Atwal to adjourn. A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 7:59 p.m.

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CHAIR

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STAFF LIAISON

Agenda Item 1.A

RECOMMENDATION

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION FINDING, PURSUANT TO GOVERNMENT CODE SECTIONS 65103(C) AND 65401, THAT THE CITY OF TRACY'S CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2024/2025 THROUGH FISCAL YEAR 2028/2029 IS CONSISTENT WITH THE GENERAL PLAN.**

EXECUTIVE SUMMARY

Through this item, staff recommends that the Planning Commission find, pursuant to Government Code Sections 65103(c) and 65401, that the City of Tracy's Capital Improvement Program for Fiscal Year 2024/2025 through fiscal year 2028/2029 is consistent with the City's General Plan.

BACKGROUND

Government Code Section 65103(c) requires the City's planning agency to annually review its Capital Improvement Program (CIP) for its consistency with the City's General Plan. In addition, Government Code Section 65401 requires the City's planning agency to make a similar determination of General Plan consistency for any proposed public works projects. Such projects are included in the City's CIP. The City adopts a CIP as a comprehensive multi-year plan for the development of the City's capital facilities and improvements. The plan identifies all capital maintenance, facilities, and improvements needed within the next several years.

ANALYSIS

The City's CIP is a list of proposed expenditures for construction, maintenance, and improvements to capital facilities, including streets, buildings, infrastructure, parks, the airport, and other public facilities (Attachment A – Capital Improvement Projects List for FY 2024/2025 through FY 2028/2029). The proposed CIP for fiscal year (FY) 2024/2025 through 2028/2029 are divided into the following categories:

- General Government and Public Safety Facilities
- Traffic Safety
- Streets and Highways
- Wastewater Improvements
- Water Improvements
- Drainage Improvements
- Airport and Transit Improvements
- Parks and Recreation Improvements

The following analysis provides a brief description of each CIP project category, the types of projects contained therein, and the degree of consistency with the City's General Plan goals, policies, and actions. A project is considered to be consistent with the General Plan if it furthers



the Plan's objectives and policies and does not obstruct its attainment.

### **General Government and Public Safety Facilities (CIP Group 71)**

This category includes new construction, maintenance, and rehabilitation of City facilities, such as fire station renovations, roof replacement, HVAC system replacement, and facility expansions. It also encompasses other general capital projects, such as police equipment replacement, Public Safety and Facilities master plan updates, and vehicle and equipment replacement. The funding source for General Government and Public Safety Facilities projects comes primarily from the General Capital Projects (Fund 301) or Internal Service Funds. These funds are supported almost exclusively from transfers from the City's General Fund.

#### *Report of General Plan Consistency:*

Goal ED-5	Support for Tracy's key economic assets.
Objective ED-5.2	Manage capital improvements to ensure sufficient infrastructure and services.
Policy ED-5.2.P1	The City shall manage its fiscal resources and capital improvements to promote economic sustainability.
Goal PF-2	A safe environment in Tracy through the enforcement of law.
Objective PF-2.1	Plan for ongoing management and development of law enforcement services.
Policy PF-2.1.P1	Maintain adequate police staffing, performance levels, and facilities to serve Tracy's existing population as well as any future growth.
Goal PF-4	Public buildings that are a source of civic pride for all residents.
Objective PF-4.1	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.

### **Traffic Safety (CIP Group 72)**

This category involves maintenance and upgrading of the City's existing roadways as it relates to traffic safety. Common projects include design and installation of new roadway, intersection, and traffic signal improvements to ensure adequate, safe, and efficient movement of traffic throughout the city. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

#### *Report of General Plan Consistency:*

Goal CIR-1	A roadway system that provides access and mobility for all of Tracy's residents and businesses while maintaining the quality of life in the community.
Objective CIR-1.2	Provide a high level of street connectivity.
Policy CIR-1.2.P1.	The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations such as schools, Village Centers, retail areas, and parks. The standard for roadway (vehicular) connectivity is defined as the appropriate spacing of arterials and collectors and local roads as detailed above in Section B of this Element, "Roadway Classifications and Standards."
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Policy CIR-1.6.P1	The City shall design streets using context-sensitive design principles that enhance safety for all modes of travel.

### **Streets and Highways (CIP Group 73)**

Streets & Highways: The Streets and Highways category of projects encompasses the maintenance/replacement or construction of new/existing sidewalks, streets, and roadways. Examples include the new I-205 freeway interchanges, Corral Hollow Widening, various roadway reconstructions, rehabilitations, extensions, and widening, as well as sidewalk improvements. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

#### *Report of General Plan Consistency:*

Goal CIR-1	A roadway system that provides access and mobility for all Tracy's residents and businesses while maintaining the quality of life in the community.
Objective CIR-1.2	Provide a high level of street connectivity.
Policy CIR-1.2.P1.	The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations such as schools, Village Centers, retail areas and parks. The standard for roadway (vehicular) connectivity is defined as appropriate spacing of arterials and collectors and local roads as detailed above in Section B of this Element "Roadway Classifications and Standards."
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Policy CIR-1.6.P2	New development shall implement traffic calming measures where necessary so long as connectivity is not diminished.
Objective CIR-1.7	Minimize traffic-related impacts such as noise and emissions on adjacent land uses.
Objective CIR-1.8	Minimize transportation-related energy use and impacts on the environment.
Policy CIR-1.8.P2	When possible, road construction and repair projects shall use sustainable materials.
Goal CIR-2	Adequate interregional access.
Objective CIR-2.1	Support regional planning and implementation efforts to improve interregional highways and interregional travel efficiency.
Policy CIR-2.1.P1	The City shall continue to cooperate with regional and State agencies, including Caltrans and San Joaquin Council of Governments (SJCOG) to study, plan, and fund improvements to the regional transportation system. These regional transportation improvements may include freeway widening, the construction of regional roadways, regional passenger rail expansions, additions to the existing commuter bus system, and provision of park-and-ride lots near facilities heavily used by commuters.
Policy CIR-2.1.P3	The City shall work with other local jurisdictions, SJCOG, and Caltrans to identify and develop alternative routes to allow locally-generated traffic to bypass congestion on I-205 and I-580 without impacting city streets.
Goal AQ-1	Improved air quality and reduced greenhouse gas emissions through land use planning decisions.
Objective AQ-1.3	Provide a diverse and efficient transportation system that minimizes air pollutants and greenhouse gas emissions.
Policy AQ-1.3.P1	The City shall continue to work with the San Joaquin Council of Governments on regional transportation solutions.

### **Wastewater Improvements (CIP Group 74)**

This category includes maintenance and improvements to the City's wastewater infrastructure and treatment facility. Typical projects in this category include upgrades, extensions, and replacements to wastewater treatment lines and equipment, as well as expansion of the wastewater treatment plant. The primary sources of funding for these projects are customer service rates and developer impact fees, when applicable.

#### *Report of General Plan Consistency:*

Goal PF-7	Meet all wastewater treatment demands and federal and State regulations.
Objective PF-7.1	Collect, transmit, treat, and dispose of wastewater in ways that are safe, sanitary, and environmentally acceptable.
Policy PF-7.1.P1	The City shall maintain wastewater conveyance, treatment, and disposal infrastructure in good working condition in order to supply municipal sewer service to the City's residents and businesses.
Objective PF-7.3	Promote coordination between land use planning and wastewater conveyance, treatment, and disposal.
Policy PF-7.2.P1	Wastewater collection and treatment facilities shall be designed to serve expected buildout of the areas served by these facilities but constructed in phases to reduce initial and overall costs.

### **Water Improvements (CIP Group 75)**

Water projects include the purchase of water supply, installation of new water infrastructure (pipeline, pump stations, water tanks, etc.), and rehabilitation/replacement of water infrastructure throughout the city. The primary source of funding comes from customer service rates, developer impact fees, and occasionally grants, when applicable.

#### *Report of General Plan Consistency:*

Goal PF-6	Adequate supplies of water for all types of users.
Objective PF-6.2	Provide adequate water infrastructure facilities to meet current and future populations.
Policy PF-6.2.P1	The City shall maintain water storage, conveyance and treatment infrastructure in good working condition in order to supply domestic water to all users with adequate quantities, flows, and pressures.
Goal SA-1	A reduction in risks to the community from earthquakes and other geologic hazards.
Objective SA-1.1	Minimize the impacts of geologic hazards on land development.
Policies SA-1.1.P1	Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces.

### **Drainage Improvements (CIP Group 76)**

This category of projects includes storm drain line replacements, installation of new storm drain lines, channel improvements, and pump station upgrades. The primary source of funding comes from customer service rates and developer impact fees, when applicable.

#### *Report of General Plan Consistency:*

Goal PF-8	Protect property from flooding.
Objective PF-8.1	Collect, convey, store, and dispose of stormwater in ways that provide an appropriate level of protection against flooding, account for future development, and address applicable environmental concerns.
Policy PF-8.1.P1	Stormwater infrastructure shall be maintained in good condition.

Policy PF-8.1.P2	Stormwater infrastructure shall minimize local flooding by attaining capacity that conforms with the Storm Drainage Master Plan and City Design Standards.
Policy PF-8.1.P5	The City shall ensure a fair and equitable distribution of costs for stormwater system upgrades, expansion, and maintenance.
Policy PF-8.1.P6	Design of storm drainage facilities shall be consistent with State and federal requirements, including NPDES requirements.
Objective PF-8.2	Provide effective storm drainage facilities for development projects.
Policy PF-8.2.P2	New storm drainage facilities shall meet adopted City standards, including the standards and policies contained in the Storm Water Management Plan, the Storm Drainage Master Plan, and the Parkways Design Manual.

### **Airport and Transit Improvements (CIP Group 77)**

The maintenance and upgrades to the Tracy Municipal Airport, transit system improvements, and bus replacements are included in this category. The primary source of funding for this group comes in the form of grant funding from Transportation Development Act (TDA), Federal Transit Administration (FTA), and other grants.

#### *Report of General Plan Consistency:*

Goal CIR-4	A balanced transportation system that encourages the use of public transit and high occupancy vehicles.
Objective CIR-4.1	Promote public transit as an alternative to the automobile.
Policy CIR-4.1.P1	The City shall promote efficient and affordable public transportation that serves all users.
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Goal ED-5	Support for Tracy's key economic assets.
Objective ED-5.1	Support the City's Airport Master Plan.
Policy ED-5.1.P1	The City shall support the Airport Master Plan to establish long-term viability and increased business services.

### **Parks and Recreation Improvements (CIP Group 78)**

This category consists of park and civic amenity construction, improvements, and maintenance. This category includes park improvements, bikeway improvements, playground equipment replacement, aquatics center, etc.

#### *Report of General Plan Consistency:*

Goal LU-1	A balanced and orderly pattern of growth in the city.
Objective LU-1.3	Ensure that public facilities such as schools, parks, and other community facilities are accessible and distributed evenly and efficiently throughout the City.
Policy LU-1.3.P1	Schools and parks should be located and designed to serve as focal points of neighborhood and community life and should be distributed in response to user populations.
Goal ED-5	Support for Tracy's key economic assets.
Objective ED-5.4	Support the continued maintenance of community facilities and programming.
Policy ED-5.4.P1	The City shall support the continued maintenance of community facilities.
Goal OSC-4	Provision of parks, open space, and recreation facilities and services that maintain and improve the quality of life for Tracy residents.

- Objective OSC-4.1 Provide and maintain a diversity of parks and recreational facilities in the City of Tracy.
- Objective PF-4.2 Provide sufficient library service to meet the informational, cultural, and educational needs of the City of Tracy.

### COORDINATION

The Engineering Division Coordinated with the Finance Department to complete the list of Capital Improvement Projects.

### CEQA DETERMINATION

This report of consistency with the City's General Plan is a state-mandated administrative action and not a "project" under the California Environmental Quality Act and the Public Resources Code Section 21065. Any project listed on the CIP will undergo separate and independent analysis under CEQA prior to implementation.

### ACTION REQUESTED OF THE PLANNING COMMISSION

Staff recommends that the planning commission adopt a resolution finding, pursuant to government code sections 65103(c) and 65401, that the City of Tracy's capital improvement program for fiscal year 2024/2025 through fiscal year 2028/2029 is consistent with the general plan.

Prepared by: Lauren Gonzalez, Management Analyst II

Reviewed by: Koosun Kim, City Engineer  
Scott Claar, Interim Assistant Director of Community & Economic Development  
Jeffrey Crosswhite, Assistant City Attorney

Approved by: Forrest Ebbs, Director of Community & Economic Development

### Attachments:

Attachment A – Capital Improvement Projects List for FY 2024/2025 through FY 2028/2029

Attachment B – Planning Commission Resolution

Exhibit A – General Plan Consistency Findings

CIP	Project Name	Department	Budget	New Funding FY2024/25
71078	Radio Tower Fire Station #96/#92	Public Works	118,080	-
71109	Fire Training Tower Site	Public Works	928,311	-
71110	Police Department Gun Range	Police Department	3,715,164	-
71111	Grand Theater Repair	Parks & Recreation	2,991,000	-
71112	Temporary Emergency Housing	Parks & Recreation	20,947,654	-
71113	Station 91 Renovations	Public Works	365,000	-
71117	Police Headquarters Cooling System Study	Public Works	80,000	-
71118	Central Garage Carport Enclosure	Public Works	100,000	-
71119	Grand Theater Audio Visual Upgrades	Parks & Recreation	800,000	-
71120	General Plan Update	Community & Economic Development	3,500,000	-
71121	HVAC Replacement (s) - Citywide Facilities	Public Works	500,000	-
71122	Joe Wilson Pool	Public Works	200,000	-
71124	City of Tracy Apparatus Replacement (SSJCFA)*	Finance	500,000	500,000
71125	Council Dais Extension*	City Manager	350,000	350,000
71126	Security cameras for City Hall and a PA system for the Support Services Firewalls*	Innovation & Technology	250,000	250,000
71127	Cyber Security Firewalls*	Innovation & Technology	460,000	460,000
71128	Hardware Replacement - Channel 26*	Innovation & Technology	500,000	500,000
72095	TS: CHR & Valpico	Public Works	3,867,292	-
72098	Adaptive Traffic System	Public Works	961,413	-
72104	Intersection Improvements - Corral Hollow & Linne	Public Works	1,025,000	-
72113	Adaptive Traffic System - CHR	Public Works	977,250	-
72116	Crosswalk Safety Enhancement on 11th St at F St	Public Works	360,581	-
72118	Upgrade & Main of Traffic Management Center Software	Public Works	215,000	-
72122	Holly Drive Pedestrian & Bikeway Improvements	Public Works	2,125,000	-
72123	Adaptive Traffic Signal System - Grant Line Road	Public Works	1,015,000	-
72125	Street Light Installation Project	Public Works	528,619	-
72126	Annual Traffic Calming Program	Public Works	50,000	-
73084	IC Impvts:I205 & Lammers	Public Works	943,404	-
73103	AWid: CHR, 11th to Schulte	Public Works	740,829	-
73109	IC: I205 & Paradise	Public Works	1,696,290	-
73144	AW: Cor Hol Rd, Linne to Old Schult	Public Works	3,136,798	-
73146	I-205/Mtn House Overcrossing	Public Works	5,610,531	-
73147	I-580/Mtn House Overcrossing	Public Works	49,377,000	-
73148	BW: DMC & Mt House Pkwy	Public Works	101,205	-
73149	BW: DMC & Old Schulte Rd	Public Works	101,716	-
73150	BW-DM Canal & Old Schulte	Public Works	121,547	-
73161	Widening - Corral Hollow I580/Linne	Public Works	2,400,000	-
73173	Transportation Master Plan	Public Works	800,000	-
73175	Tracy Boulevard Sidewalk	Public Works	924,581	-
73178	Street Patch & Overlay Program FY21	Public Works	5,142,699	-
73185	ADA Space Downtown	Public Works	55,000	-
73186	Annual Pavement Rehabilitation Project	Public Works	2,612,631	-
73187	Annual Slurry Seal Project	Public Works	440,000	-
73188	Sidewalk, Curb, and Gutter Repair FY 22-26	Public Works	100,000	-

CIP	Project Name	Department	Budget	New Funding FY2024/25
73190	Valpico Road Widening - Tracy Blvd to MacArthur Drive	Public Works	6,053,140	-
73192	Reconstruction Bessie Avenue Between Lowell Avenue and Grant Line Road	Public Works	3,500,000	-
73193	Annual Pavement Rehabilitation Project	Public Works	1,894,500	-
73194	Annual Slurry Seal Project	Public Works	600,000	-
73195	Sidewalk, Curb, and Gutter Repair	Public Works	400,000	150,000
73196	Pavement Management Plan	Public Works	2,985,000	-
73197	Design Standards and Specification Updates	Public Works	50,000	-
73199	Annual Pavement Management Plan*	Public Works	3,900,000	3,900,000
73200	Road Improvements (PW Streets)*	Public Works	650,000	650,000
74084	WW Lines Upgrade, East Side	Public Works	756,000	-
74107	WWTP Expan Phase II	Public Works	31,000,000	-
74128	Security System Cameras WWTP	Public Works	107,793	-
74159	Wastewater Master Plan	Public Works	781,200	-
74162	Lincoln Avenue Sewer Connection	Public Works	225,300	-
74164	Primary Clarifier Effluent Pumping System	Public Works	450,000	-
74165	Sewer Capacity Upgrade	Public Works	3,000,000	-
74166	Reconstruction Bessie Avenue Between Lowell Avenue and Grant Line Road	Public Works	1,900,000	-
74167	HACH WIMS eSMT Report Auto Generator	Public Works	120,000	-
74168	Recycled Water System Expansion	Public Works	22,000,000	-
74169	WWTP Expansion Phase 2C*	Public Works	1,200,000	1,200,000
75126	Replace Media Filter- WTP	Public Works	723,006	-
75130	Replace SCADA System - Water Treatment Plant	Public Works	735,000	-
75155	Up Flow Clarifier Rehab	Public Works	500,000	-
75156	WTP UV Upgrade	Public Works	400,000	-
75159	Water Master Plan	Public Works	-	-
75160	Water Lines Lammers Rd	Public Works	6,000,000	-
75162	Well Improvements	Public Works	1,604,800	-
75163	Tracy Hills Zone 5 Water Booster Station	Public Works	3,800,000	-
75164	Reconstruction Bessie Avenue Between Lowell Avenue and Grant Line Road	Public Works	1,750,000	-
75166	Larch Rd 12" Water Line Replacement	Public Works	1,250,000	-
75169	Security System Implementation for City's Water Facilities	Public Works	100,000	-
75170	Asset Management - CMMS Program Expansion	Public Works	-	-
75174	Los Vaqueros Reservoir	Public Works	300,000	-
75175	BF Sisk Dam	Public Works	300,000	-
75176	Filter Valves Replacement at JJWTP	Public Works	100,000	-
76059	Dng Imp: SoMacAr, Ph 2	Public Works	554,007	-
76086	Storm Drain Master Plan	Public Works	903,070	-
76087	Eastside Channel Lining from Grant Line Road to MacArthur	Public Works	2,500,000	-
76088	Trash Capture devices for storm water conveyance system	Public Works	5,500,000	5,000,000
77564	Transit Station Security Cameras	Public Works	140,000	-
77583	Update Airport Master Plan Study	Public Works	227,937	-
77585	Tracer Bus Stop Improvements	Public Works	500,000	-
77586	Transit Maintenance & Storage Yard (Land Acquisition)	Public Works	2,500,000	-
77587	ITS infrastructure Planning & Construction	Public Works	1,400,000	-

CIP	Project Name	Department	Budget	New Funding FY2024/25
77588	Master Plan Update for New Jerusalem Airport	Public Works	250,000	-
77589	Airport Slurry Seal & Pavement Patching Entrance Road and Parking Lot	Public Works	244,556	-
77590	Transit Buses	Public Works	2,250,000	-
77591	Short Range Transit Plan	Public Works	150,000	-
77592	Transit Station Generator	Public Works	1,000,000	-
77593	Slurry Seal of the Tee Hangar Taxi Lanes	Public Works	176,418	-
77595	Airport Pavement Maintenance Management Plan *	Public Works	140,000	140,000
77596	Tracer On-demand Bus Purchase*	Public Works	750,000	750,000
77597	Tracer Fixed Route Bus Purchase*	Public Works	5,000,000	5,000,000
77598	Tracer CNG Station Removal and Disposal*	Public Works	300,000	300,000
77599	Tracer On-demand Dispatching Software Purchase*	Public Works	500,000	500,000
78054	Aquatics Center	Parks & Recreation	58,992,146	-
78170	Gretchen Tally Park Phase III	Parks & Recreation	5,591,952	-
78178	Multi-Generational Rec Center	Parks & Recreation	88,000,000	72,140,000
78184	Hoyt Park - Per Capita Improvements	Parks & Recreation	363,956	-
78186	Nature Park Phase 1	Parks & Recreation	1,371,000	-
78187	Ritter Family Ball Park Renovation	Parks & Recreation	3,000,000	-
78188	Florence Stevens Park & Greenway Improvement	Parks & Recreation	550,000	-
78189	A.R. Glover Park Improvement	Parks & Recreation	725,000	-
78190	BMX Pump Track	Parks & Recreation	1,000,000	-
78191	Edgar Thoming Park Improvement	Parks & Recreation	600,000	-
78192	Flag Poles City Hall Memorial	Parks & Recreation	150,000	-
79301	ED Incentive Program	Community & Economic Development	400,000	250,000
<b>Grand Total</b>			<b>\$ 406,600,376</b>	<b>\$ 92,040,000</b>

\* New Projects for FY2024-25



APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
CITY ATTORNEY'S OFFICE

**TRACY PLANNING COMMISSION**

**RESOLUTION NO. \_\_\_\_\_**

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**FINDING, PURSUANT TO GOVERNMENT CODE SECTIONS 65103(C) AND 65401, THAT THE CITY OF TRACY'S CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2024/2025 THROUGH FISCAL YEAR 2028/2029 IS CONSISTENT WITH THE GENERAL PLAN.**

**WHEREAS**, Government Code Section 65103(c) requires the City's planning agency to annually review its Capital Improvement Program (CIP) for its consistency with the City's General Plan; and

**WHEREAS**, Government Code Section 65401 requires the City's planning agency to make a similar determination of General Plan consistency for any proposed public works projects; and

**WHEREAS**, City staff will be presenting a proposed Capital Improvement Program to City Council in 2024 for budget adoption for Fiscal Year 2024/2025 through Fiscal Year 2028/2029; and

**WHEREAS**, City staff has analyzed the Capital Improvement Program to ensure the consistency of the proposed projects within the Capital Improvement Program with the goals, policies, and actions of the City of Tracy's current General Plan; and

**WHEREAS**, The report containing the analysis and findings in support of determining General Plan consistency for each project in the CIP is attached hereto as Exhibit A; and

**WHEREAS**, The Planning Commission conducted a public meeting to review and consider the Capital Improvement Program on May 22, 2024; and therefore be it

**RESOLVED:** That the Planning Commission of the City of Tracy hereby adopts the General Plan consistency analysis and findings set forth in Exhibit A for the City's Capital Improvement Program; and be it

**FURTHER RESOLVED:** Based on the findings in Exhibit A and pursuant to Government Code Sections 65103(c) and 65401, the Planning Commission hereby finds that the Capital Improvement Program for Fiscal Year 2024/2025 through Fiscal Year 2028/2029 is consistent with the City's General Plan; and be it

**FURTHER RESOLVED:** This action is a State mandated administrative action and not a "project" under the California Environmental Quality Act (CEQA) and the Public Resources Code Section 21065; Any project listed on the CIP will go through separate and independent analysis under CEQA prior to implementation.

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The foregoing Resolution 2024-\_\_\_\_\_ was adopted by the Planning Commission on May 22, 2024, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTENTION:	COMMISSION MEMBERS:

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
STAFF LIAISON

## Findings in support of General Plan Consistency

### General Government and Public Safety Facilities (CIP Group 71)

This category includes new construction, maintenance, and rehabilitation of City facilities, such as fire station renovations, roof replacement, HVAC system replacement, and facility expansions. It also encompasses other general capital projects, such as police equipment replacement, Public Safety and Facilities master plan updates, and vehicle and equipment replacement. The funding source for General Government and Public Safety Facilities projects comes primarily from the General Capital Projects (Fund 301) or Internal Service Funds. These funds are supported almost exclusively from transfers from the City's General Fund.

#### *Report of General Plan Consistency:*

Goal ED-5	Support for Tracy's key economic assets.
Objective ED-5.2	Manage capital improvements to ensure sufficient infrastructure and services.
Policy ED-5.2.P1	The City shall manage its fiscal resources and capital improvements to promote economic sustainability.
Goal PF-2	A safe environment in Tracy through the enforcement of law.
Objective PF-2.1	Plan for ongoing management and development of law enforcement services.
Policy PF-2.1.P1	Maintain adequate police staffing, performance levels, and facilities to serve Tracy's existing population as well as any future growth.
Goal PF-4	Public buildings that are a source of civic pride for all residents.
Objective PF-4.1	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.

### Traffic Safety (CIP Group 72)

This category involves maintenance and upgrading of the City's existing roadways as it relates to traffic safety. Common projects include design and installation of new roadway, intersection, and traffic signal improvements to ensure adequate, safe, and efficient movement of traffic throughout the city. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

#### *Report of General Plan Consistency:*

Goal CIR-1	A roadway system that provides access and mobility for all of Tracy's residents and businesses while maintaining the quality of life in the community.
Objective CIR-1.2	Provide a high level of street connectivity.
Policy CIR-1.2.P1.	The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations such as schools, Village Centers, retail areas, and parks. The standard for roadway (vehicular) connectivity is defined as the appropriate spacing of arterials and collectors and local roads as detailed above in Section B of this Element, "Roadway Classifications and Standards."
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Policy CIR-1.6.P1	The City shall design streets using context-sensitive design principles that enhance safety for all modes of travel.

### **Streets and Highways (CIP Group 73)**

Streets & Highways: The Streets and Highways category of projects encompasses the maintenance/replacement or construction of new/existing sidewalks, streets, and roadways. Examples include the new I-205 freeway interchanges, Corral Hollow Widening, various roadway reconstructions, rehabilitations, extensions, and widening, as well as sidewalk improvements. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

#### *Report of General Plan Consistency:*

Goal CIR-1	A roadway system that provides access and mobility for all Tracy's residents and businesses while maintaining the quality of life in the community.
Objective CIR-1.2	Provide a high level of street connectivity.
Policy CIR-1.2.P1.	The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations such as schools, Village Centers, retail areas and parks. The standard for roadway (vehicular) connectivity is defined as appropriate spacing of arterials and collectors and local roads as detailed above in Section B of this Element "Roadway Classifications and Standards."
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Policy CIR-1.6.P2	New development shall implement traffic calming measures where necessary so long as connectivity is not diminished.
Objective CIR-1.7	Minimize traffic-related impacts such as noise and emissions on adjacent land uses.
Objective CIR-1.8	Minimize transportation-related energy use and impacts on the environment.
Policy CIR-1.8.P2	When possible, road construction and repair projects shall use sustainable materials.
Goal CIR-2	Adequate interregional access.
Objective CIR-2.1	Support regional planning and implementation efforts to improve interregional highways and interregional travel efficiency.
Policy CIR-2.1.P1	The City shall continue to cooperate with regional and State agencies, including Caltrans and San Joaquin Council of Governments (SJCOG) to study, plan, and fund improvements to the regional transportation system. These regional transportation improvements may include freeway widening, the construction of regional roadways, regional passenger rail expansions, additions to the existing commuter bus system, and provision of park-and-ride lots near facilities heavily used by commuters.
Policy CIR-2.1.P3	The City shall work with other local jurisdictions, SJCOG, and Caltrans to identify and develop alternative routes to allow locally-generated traffic to bypass congestion on I-205 and I-580 without impacting city streets.
Goal AQ-1	Improved air quality and reduced greenhouse gas emissions through land use planning decisions.
Objective AQ-1.3	Provide a diverse and efficient transportation system that minimizes air pollutants and greenhouse gas emissions.
Policy AQ-1.3.P1	The City shall continue to work with the San Joaquin Council of Governments on regional transportation solutions.

### **Wastewater Improvements (CIP Group 74)**

This category includes maintenance and improvements to the City's wastewater infrastructure and treatment facility. Typical projects in this category include upgrades, extensions, and replacements to wastewater treatment lines and equipment, as well as expansion of the wastewater treatment plant. The primary sources of funding for these projects are customer service rates and developer impact fees, when applicable.

*Report of General Plan Consistency:*

Goal PF-7	Meet all wastewater treatment demands and federal and State regulations.
Objective PF-7.1	Collect, transmit, treat, and dispose of wastewater in ways that are safe, sanitary, and environmentally acceptable.
Policy PF-7.1.P1	The City shall maintain wastewater conveyance, treatment, and disposal infrastructure in good working condition in order to supply municipal sewer service to the City's residents and businesses.
Objective PF-7.3	Promote coordination between land use planning and wastewater conveyance, treatment, and disposal.
Policy PF-7.2.P1	Wastewater collection and treatment facilities shall be designed to serve expected buildout of the areas served by these facilities but constructed in phases to reduce initial and overall costs.

### **Water Improvements (CIP Group 75)**

Water projects include the purchase of water supply, installation of new water infrastructure (pipeline, pump stations, water tanks, etc.), and rehabilitation/replacement of water infrastructure throughout the city. The primary source of funding comes from customer service rates, developer impact fees, and occasionally grants, when applicable.

*Report of General Plan Consistency:*

Goal PF-6	Adequate supplies of water for all types of users.
Objective PF-6.2	Provide adequate water infrastructure facilities to meet current and future populations.
Policy PF-6.2.P1	The City shall maintain water storage, conveyance and treatment infrastructure in good working condition in order to supply domestic water to all users with adequate quantities, flows, and pressures.
Goal SA-1	A reduction in risks to the community from earthquakes and other geologic hazards.
Objective SA-1.1	Minimize the impacts of geologic hazards on land development.
Policies SA-1.1.P1	Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces.

### **Drainage Improvements (CIP Group 76)**

This category of projects includes storm drain line replacements, installation of new storm drain lines, channel improvements, and pump station upgrades. The primary source of funding comes from customer service rates and developer impact fees, when applicable.

*Report of General Plan Consistency:*

Goal PF-8	Protect property from flooding.
Objective PF-8.1	Collect, convey, store, and dispose of stormwater in ways that provide an appropriate level of protection against flooding, account for future development, and address applicable environmental concerns.
Policy PF-8.1.P1	Stormwater infrastructure shall be maintained in good condition.

Policy PF-8.1.P2	Stormwater infrastructure shall minimize local flooding by attaining capacity that conforms with the Storm Drainage Master Plan and City Design Standards.
Policy PF-8.1.P5	The City shall ensure a fair and equitable distribution of costs for stormwater system upgrades, expansion, and maintenance.
Policy PF-8.1.P6	Design of storm drainage facilities shall be consistent with State and federal requirements, including NPDES requirements.
Objective PF-8.2	Provide effective storm drainage facilities for development projects.
Policy PF-8.2.P2	New storm drainage facilities shall meet adopted City standards, including the standards and policies contained in the Storm Water Management Plan, the Storm Drainage Master Plan, and the Parkways Design Manual.

**Airport and Transit Improvements (CIP Group 77)**

The maintenance and upgrades to the Tracy Municipal Airport, transit system improvements, and bus replacements are included in this category. The primary source of funding for this group comes in the form of grant funding from Transportation Development Act (TDA), Federal Transit Administration (FTA), and other grants.

*Report of General Plan Consistency:*

Goal CIR-4	A balanced transportation system that encourages the use of public transit and high occupancy vehicles.
Objective CIR-4.1	Promote public transit as an alternative to the automobile.
Policy CIR-4.1.P1	The City shall promote efficient and affordable public transportation that serves all users.
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Goal ED-5	Support for Tracy’s key economic assets.
Objective ED-5.1	Support the City’s Airport Master Plan.
Policy ED-5.1.P1	The City shall support the Airport Master Plan to establish long-term viability and increased business services.

**Parks and Recreation Improvements (CIP Group 78)**

This category consists of park and civic amenity construction, improvements, and maintenance. This category includes park improvements, bikeway improvements, playground equipment replacement, aquatics center, etc.

*Report of General Plan Consistency:*

Goal LU-1	A balanced and orderly pattern of growth in the city.
Objective LU-1.3	Ensure that public facilities such as schools, parks, and other community facilities are accessible and distributed evenly and efficiently throughout the City.
Policy LU-1.3.P1	Schools and parks should be located and designed to serve as focal points of neighborhood and community life and should be distributed in response to user populations.
Goal ED-5	Support for Tracy’s key economic assets.
Objective ED-5.4	Support the continued maintenance of community facilities and programming.
Policy ED-5.4.P1	The City shall support the continued maintenance of community facilities.
Goal OSC-4	Provision of parks, open space, and recreation facilities and services that maintain and improve the quality of life for Tracy residents.

- Objective OSC-4.1 Provide and maintain a diversity of parks and recreational facilities in the City of Tracy.
- Objective PF-4.2 Provide sufficient library service to meet the informational, cultural, and educational needs of the City of Tracy.