DRAFT INITIAL STUDY/
CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES
SECTION 15183 ANALYSIS

CITY OF TRACY PARKS MASTER PLAN (NEW DEVELOPMENTS)/ CITYWIDE PUBLIC FACILITIES MASTER PLAN/ CITYWIDE PUBLIC SAFETY MASTER PLAN

LEAD AGENCY:

CITY OF TRACY
Department of Development and Engineering Services
Planning Division
333 Civic Center Drive
Tracy, CA 95376

February 2013

ENVIRONMENTAL CHECKLIST

A. SUMMARY INFORMATION

1. Project Title:
City of Tracy Parks Master Plan (New Developments), Citywide Public Facilities Master Plan, and Citywide Public Safety Master Plan

2. Lead Agency Name and Address:
City of Tracy
Department of Development and Engineering Services
333 Civic Center Drive
Tracy, CA 95376

3. Contact Person and Phone Number:
William Dean, Assistant Director, Development and Engineering Services Department
(209) 831-6000

4. Project Location and Setting:
The City of Tracy (City) is located in San Joaquin County within the Central Valley region of California. Located approximately 60 miles east of the San Francisco Bay Area (Bay Area), the City is separated from the Bay Area by the Coast Range. The southwestern portion of San Joaquin County is located within the Diablo Range, and generally consists of rolling hills cut by drainage channels. Refer to Figure 1 (Regional Location Map).

The proposed City of Tracy Parks Master Plan (New Developments), Citywide Public Facilities Master Plan, and Citywide Public Safety Master Plan identify future park and recreation and public building needs throughout the Tracy City limits and Sphere of Influence (SOI). Refer to Figure 2 (Tracy City Limits and Sphere of Influence Map).

5. General Plan Designation and Zoning Classification:
Various.

6. Surrounding Land Uses:
Various.

B. STATUTORY AUTHORITY AND APPLICABILITY

This document relies on § 21094(a)(1)(2) of the California Environmental Quality Act (CEQA), Public Resources Code §§ 21000 *et seq.*, as well as §15183 of the CEQA Guidelines as the basis for the preparation of an Initial Study/California Environmental Quality Act 15183 Analysis, as described in greater detail below.

Source: RBF Consulting (2012)

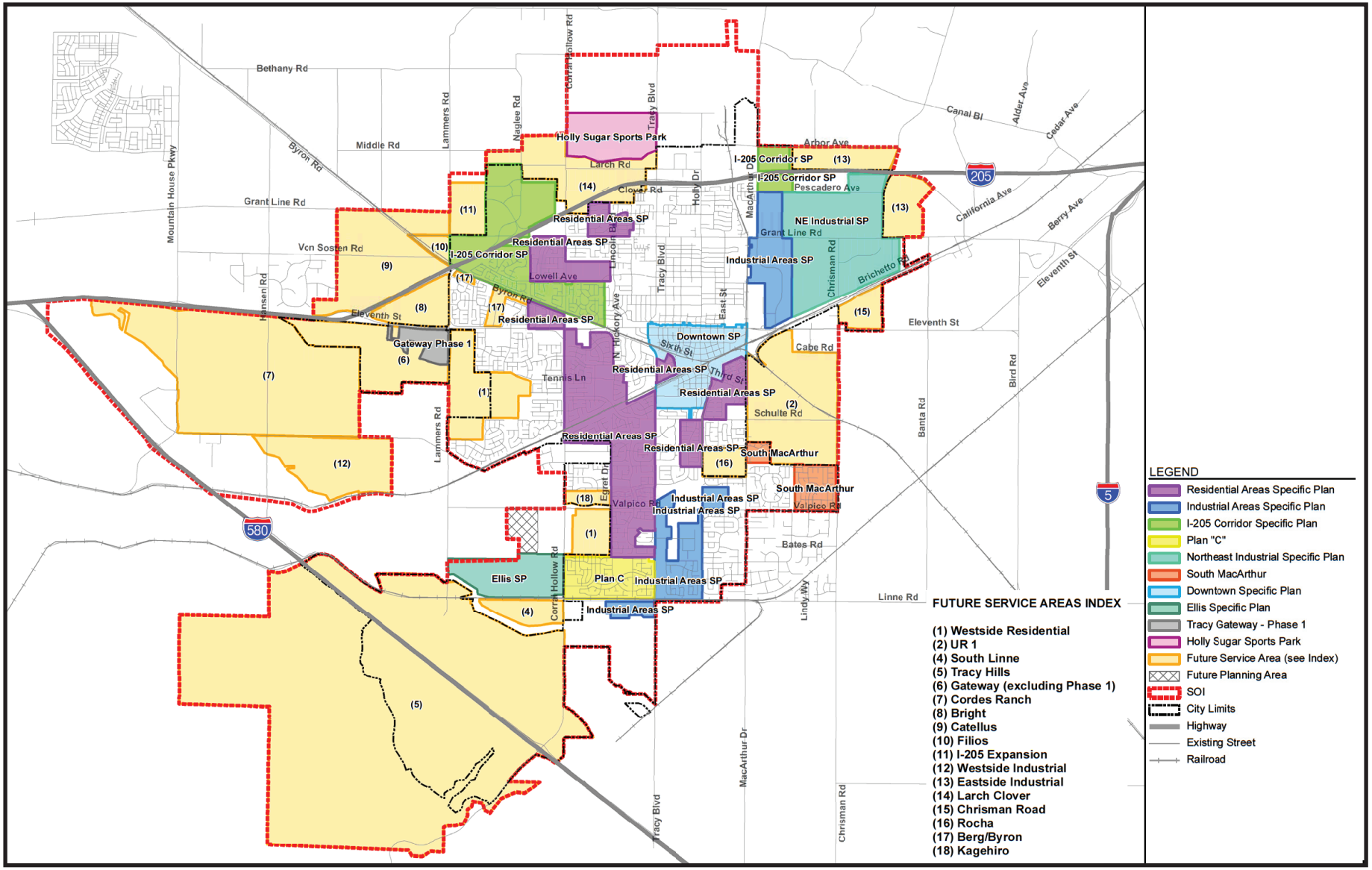
City of Tracy Parks Master Plan, Citywide Public Facilities Master Plan, and Citywide Public Safety Master Plan
Initial Study / CEQA Analysis

RBF CONSULTING
A Baker Company

Not to Scale

Regional Location Map

Figure 1



Source: City of Tracy Water System Master Plan (2012)

City of Tracy Parks Master Plan, Citywide Public Facilities Master Plan, and Citywide Public Safety Master Plan
Initial Study / CEQA Analysis

RBF CONSULTING
A Baker Company

Not to Scale

Locations of Future Service Areas in the Sphere of Influence

Figure 2

CEQA Section 21094(a)(1)(2)

According to § 21094(a)(1)(2), a subsequent project that is consistent with the following:

(1) a program, plan, policy, or ordinance for which an Environmental Impact Report (EIR) was prepared and certified; and,

(2) applicable local land use plans and zoning

may rely on the analysis contained within the previously certified EIR prepared for the program, plan, policy, or ordinance and need not conduct new or additional analysis for those effects that were either:

(1) avoided or mitigated by the certified EIR; or,

(2) were sufficiently examined by the certified EIR to enable those effects to be mitigated or avoided by site-specific revisions; the imposition of conditions; or, by other means in connection with approval of the subsequent project.

State CEQA Guidelines Section 15183

Section 15183 of the State CEQA Guidelines, enables public agencies to streamline the environmental review of subsequent projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified by limiting its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located;

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or,

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

C. INITIAL STUDY/CEQA GUIDELINES SECTION 15183 ANALYSIS PURPOSE AND SCOPE

The proposed City of Tracy Parks Master Plan (PMP), Citywide Public Facilities Master Plan (PFMP), and Citywide Public Safety Master Plan (PSMP) were prepared in accordance with the Objectives, Policies, and Actions of the City of Tracy General Plan (General Plan) (Objective OSC-4.1, Action A1 of the Open Space and Conservation Element, Objective PF-4.1, Objective PF-1.2, Policy P3, and Objective PF-2.2, Policy P3 of the Public Facilities and Services Element). Each document is consistent with the development assumptions in the General Plan. Thus, as described in greater detail below, this Initial Study/California Environmental Quality Act Guidelines Section 15183 analysis is limited to analyzing only those significant effects associated with implementation of the PMP, PFMP, and PSMP that are not addressed in the City of Tracy General Plan EIR (General Plan EIR) or were not known at the time the General Plan EIR was prepared, consistent with the provisions of State CEQA Guidelines Section 15183, as described above.

The PMP identifies specific policies, design guidelines, and preliminary capital costs associated with building new park and recreation infrastructure to serve future residential areas at buildout of the City's SOI. It includes an analysis of the existing park system, along with forecasted demographic and recreation trends, to identify future needs for new parks and recreation facilities to serve the city's anticipated population at buildout.

Both the PFMP and PSMP are intended to be used as guideline documents for the identification of public buildings needed to serve future land development projects under the buildout condition for the City's SOI (the PSMP specifically addresses the need for future public safety facilities [police and fire], while the PFMP addresses the future need for all other types of public buildings). In addition, the PFMP and PSMP respectively provide guidance regarding public building and public safety upgrades needed to adapt existing spaces to new or expanded uses. Both documents also serve as reference documents for existing public buildings and safety facilities and their functional characteristics.

The PMP, PFMP, and PSMP are described in greater detail below under section D (Project Characteristics). Each document is on file with the City of Tracy and can be reviewed either online and/or by request to the City of Tracy Development and Engineering Services Department, which is located at 333 Civic Center Drive, Tracy, CA 95376.

The City's General Plan is the principle policy document for guiding future development of the City of Tracy, including the City's SOI, which is the area the outside of the City limits that the City expects to annex and urbanize in the future. The General Plan was adopted by the City on February 1, 2011 and is used as the basis for the City's Infrastructure Master Plans, including the PMP, PFMP, and the PSMP. As described in the PMP, buildout of the General Plan is the point at which the City will have grown to its maximum anticipated size within its SOI, which may take more than 30 years given current growth rates. As noted above, the PMP, PFMP, and PSMP are consistent with the development assumptions in the General Plan. The General Plan EIR was

certified on February 1, 2011 and evaluates the environmental impacts associated with implementation of the General Plan, as described in greater detail below.

The PMP, PFMP and the PSMP only identify facility needs at a *Master Plan level and do not identify all required onsite infrastructure, nor constitute design of improvements*. Subsequent detailed design is required to determine the exact sizes and final locations of these forecast park and recreation facility, public building, and public safety needs. Also, the proposed vision and plans for the City's future service areas may change prior to development or when specific plans are created. This change may affect anticipated needs for parks and recreation services and public buildings and safety services.

The PMP, PFMP, and PSMP are policy documents prepared to implement the objectives and actions identified in the General Plan. The PMP does not propose the construction or operation of specific park and recreation facilities and the PFMP and the PSMP do not propose the construction or operation of specific public buildings. Consequently, adoption of the PMP, PFMP, or PSMP would not directly result in the construction and operation of park and recreation facilities or other public buildings and safety facilities that could have negative environmental effects. However, their adoption would indirectly facilitate the construction and operation of park and recreation facilities and other public buildings and safety facilities that could result in negative environmental effects. Nonetheless, because specific project details are not available at this time, additional future environmental review would be required on a project-by-project basis, as specific park and recreation facility projects and public building and safety facility projects come forward. This future environmental review would be necessary to analyze and disclose any site-specific impacts the park and recreation facilities and public buildings and safety facilities identified by the PMP, the PFMP or the PSMP might have on the environmental resources identified by the CEQA Guidelines. Thus, the analysis in this Initial Study/California Environmental Quality Act Guidelines Section 15183 Analysis is broad and general in its consideration of environmental effects.

The following environmental effects were adequately addressed in the General Plan EIR and thus are not the subject of this Initial Study/California Environmental Quality Act Guidelines Section 15183 Analysis, but are included for informational purposes:

- Damage of scenic resources within a state scenic highway
- Degradation of the City's visual identity and character
- Creation of substantial light or glare
- Conversion of agricultural land to non-agricultural use
- Conflicts with applicable air quality plans
- Individual and cumulative increases in criteria air quality pollutants
- Damage or destruction of unknown cultural resources, including human remains
- Risks associated with seismic and geologic hazards
- Threat of hazardous materials release
- Stormwater pollution
- Groundwater depletion

- Stormwater management
- Flood hazards
- Inundation by seiche, tsunami, or mudflow
- Physical division of an established community
- Loss of availability of mineral resources
- Population and housing increases
- Provision of new public facilities
- Increases in water demand

It should be noted that these effects were adequately analyzed in the General Plan EIR based on a much more broad level of detail from a build-out perspective. Thus, this Initial Study/CEQA Guidelines Section 15183 Analysis focuses on those effects that were not addressed at this particular scale based on the additional level of detail provided in the PMP, PFMP, and PSMP. As such, additional, indirect impacts are evaluated and mitigated.

C. INCORPORATION BY REFERENCE

The City of Tracy General Plan Final EIR (State Clearinghouse No 2008092006) has been cited and incorporated by reference into this Initial Study/California Environmental Quality Act 15183 Analysis, in accordance with Section 15150 of the State CEQA Guidelines, as a means of reducing the redundancy and length of this environmental document. The City of Tracy General Plan Final EIR is available for public review at the City of Tracy Planning Division, located at 333 Civic Center Plaza, Tracy, CA 95376, and is hereby incorporated by reference into this Initial Study/California Environmental Quality Act 15183 Analysis.

City of Tracy General Plan Final EIR (State Clearinghouse No. 2008092006)

The General Plan EIR assesses the potential environmental consequences of adoption and implementation of the City of Tracy General Plan and Sustainability Action Plan. The assessment is designed to inform City of Tracy decision-makers, other responsible agencies, and the public-at-large of the nature of the General Plan and Sustainability Action Plan and their effects on the environment. The General Plan EIR has been prepared in accordance with and in fulfillment of CEQA requirements. The General Plan EIR consists of the Draft EIR, the Final EIR, and its various amendments and supplements.

The General Plan EIR is a Program EIR. As a Program EIR, the General Plan EIR is not project-specific and does not evaluate the impacts of specific projects that may be proposed under the General Plan. Such projects would require separate environmental review to secure the necessary discretionary development permits. While subsequent environmental review may be tiered off the General Plan EIR, the General Plan EIR is not intended to address impacts of individual projects.

General Plan EIR Project Description

The City approved an update to the General Plan on February 1, 2011. The General Plan provides a vision for the future and establishes a framework for how the City of Tracy should grow and change over the next two decades. The General Plan establishes goals, objectives, policies, and actions to guide this change in a desired direction. The General Plan presents existing conditions in the City, including physical, social, cultural, and environmental resources and opportunities. The General Plan looks at trends, issues, and concerns that affect the region.
The purpose of the General Plan is to act as the principal policy and planning document for guiding future conservation, enhancement, and development in the City. It represents the basic policy direction of the City of Tracy City Council on basic community values, ideals, and aspirations to govern a shared environment through 2025. The General Plan addresses all aspects of development including land use, transportation, housing, economic development, public facilities, infrastructure, and open spaces, among other topics. In addition, it articulates a vision for the City's long-term physical form and development. It also brings a deliberate overall direction to the day-to-day decisions of the City Council, its commissions, and City staff.

The City of Tracy General Plan is guided by a vision statement and is comprised of nine separate "elements" that set goals, objectives, policies, and actions for a given subject. The goals, objectives, policies, and actions provide guidance to the City on how to accommodate growth and manage its resources over the next 20 years. The goals, objectives, policies, and actions in each element are derived from a number of sources, including the 1993 General Plan, the background information collected for the General Plan Update, discussions with the City Council and Planning Commission, public workshops, and meetings with property owners. Many of the recommendations from the Tracy Tomorrow 2000 final report are also brought forward into the General Plan. In addition to the goals, objectives, policies, and actions, each element contains background information that describes current conditions in the City of Tracy relative to the subject of the element.

Five of these elements cover six topics required by State law, while the remaining four elements have been prepared by the City to meet local needs and concerns. Some elements also have additional sections that are specific to them. For example, the Land Use Element contains a series of land use designations that guide overall development in the City and the Circulation Element contains information on the network and hierarchy of streets in the City.
The elements that form the General Plan Update are briefly described below:

- Land Use Element. The required Land Use Element designates all lands within the City for a specific use such as residential, office, commercial, industry, open space, recreation, or public uses. The Land Use Element provides policy direction for each land use category, and also provides overall land use policies for the City.
- Community Character Element. The Community Character Element is not required by State law. However, due to the importance of maintaining and enhancing the City of Tracy's hometown feel and the related importance of urban design for the City, this optional element has been included.

- Economic Development Element. This optional element contains goals, objectives, policies, and actions to encourage the development of desired economic activities throughout the City. The information in this element is derived from the City's Economic Development Strategy prepared in 2002.
- Circulation Element. This required element specifies the general location and extent of existing major streets, level of service, transit facilities, and bicycle and pedestrian network. As required by law, all facilities in the Circulation Element are correlated with the land uses foreseen in the Land Use Element.
- Open Space and Conservation Element. The Open Space Element and the Conservation Element are required under State law and are combined in this General Plan. Issues addressed include the preservation of open space and agricultural land, the conservation, development, and utilization of natural resources, and the provision of parks and recreational facilities. Open space goals for public health and safety are covered in the Safety Element.
- Public Facilities and Services Element. This optional element covers a wide range of topics related to the provision of public services and infrastructure in the City. Topics covered include law enforcement, fire protection, schools, public buildings, solid waste, and the provision of water, wastewater, and stormwater infrastructure.
- Safety Element. State law requires the development of a Safety Element to protect the community from risks associated with the effects of flooding, seismic and other geologic hazards, and wildland fires.
- Noise Element. This required element addresses noise in the community and analyzes and quantifies current and projected noise levels from a variety of sources, such as traffic, industry, rail, and the airport. The Noise Element includes goals, objectives, policies, and actions to address current and foreseeable noise issues.
- Air Quality Element. This element, which is required for all jurisdictions in the San Joaquin Air Pollution Control District, outlines goals, objectives, policies, and actions to mitigate the air pollution impacts of land use, the transportation system, and other activities that occur in the City of Tracy.

In addition, the City has prepared a Housing Element under a separate cover. The Housing Element addresses existing and projected housing demand and establishes goals, objectives, policies, and actions to assist the City in implementing the plan in accordance with other General Plan policies. It is not included with the remainder of the General Plan because it was prepared under a separate timeline and under detailed State criteria.

The Sustainability Action Plan is a detailed, long-range strategy to achieve sustainability in the sectors of greenhouse gas (GHG) emissions, energy, transportation, land use, solid waste, water, agriculture and open space, biological resources, air quality, public health, and economic development. Implementation of the Sustainability Action Plan is intended to support the State of California's emission reduction targets by guiding the City's actions to reduce its GHG emissions, conserve and protect natural resources, improve public health, promote economic vitality, and engage residents.

The Sustainability Action Plan establishes targets related to a variety of sustainability topics, and sets forth measures that will assist the City in reaching those goals. The Sustainability Action Plan sets a target of a 29 percent reduction of GHG emissions from 2020 Business As Usual (BAU) projected levels. GHG emissions in 2020 under BAU conditions are projected to be 1,748,970 metric tons carbon dioxide equivalent (MTCO2e). The target therefore translates into a reduction of 507,201 MTCO2e. Implementation of the Sustainability Action Plan is projected to reduce GHG emissions in the City of Tracy by between 382,422 and 486,115 MTCO2e, which represents an achievement of between 75 and 96 percent of the overall target.

Environmental Effects

Under CEQA, a significant impact on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance. Implementation of the General Plan and Sustainability Action Plan has the potential to generate 22 environmental impacts in a number of areas, including both plan level and cumulative impacts. Some of the impacts can be reduced to a less than significant level with mitigation measures, while others cannot and are considered significant and unavoidable.

A brief summary of the impacts identified is provided below.

Land Use

No significant land use impacts were identified as a result of implementation of the General Plan and Sustainability Action Plan. The proposed General Plan and Sustainability Action Plan would not physically divide an established community with the implementation of policies identified in the General Plan, and due to the fact that the majority of development would occur on vacant land where no established community exists. Implementation of policies and actions in the proposed General Plan and Sustainability Action Plan and the LAFCO process would result in less than significant land use impacts related to conflicts with other plans, policies, and regulations applicable in the City of Tracy area. Furthermore, implementation of General Plan policies designed to minimize conflict and encourage an orderly land use pattern would ensure land use compatibility.

Population, Employment, and Housing

While General Plan policies and other regulations would reduce impacts to future population and housing growth to the extent feasible for development projected through 2025, a significant and unavoidable impact would occur by inducing substantial population growth at total buildout of the General Plan. However, implementation of the General Plan and Sustainability Action Plan would not displace housing or populations, given that a majority of growth proposed in the General Plan would occur on vacant and agricultural land, growth is encouraged in existing neighborhoods and infill areas, and General Plan policies encourage the preservation and enhancement of the character of existing neighborhoods while specifically stating that new development should not physically divide established neighborhoods.

Visual Quality

Despite General Plan policies to enhance "hometown feel" and preserve open space, development permitted under the General Plan for both 2025 and total buildout of the City limits and SOI would result in a significant and unavoidable impact on the existing visual identity and character of the City. Furthermore, in spite of General Plan policies to protect scenic resources, including those along state designated scenic highways for development projected through 2025, a significant and unavoidable impact would occur on scenic resources along the state designated scenic routes I-580 (between I-205 and I-5) and I-5 (south of I-205) at total buildout of the General Plan. In addition, a significant and unavoidable impact on scenic views from regional roadways would occur as a result of development projected for the 20-year development scenario and under total buildout of the City limits and SOI. However, General Plan objectives and policies would positively affect corridors and gateways and enhance the visual character of streetscapes throughout the City. Development permitted under the General Plan would increase levels of light and glare to a significant level resulting in adverse, but mitigable impacts on the visual quality of the City of Tracy.

Traffic and Circulation

There would be a less than significant impact on local roadways with the implementation of roadway improvements identified in the General Plan EIR. Assuming the planned network improvements outlined in the General Plan EIR are implemented, the City's level of service standards would be maintained except at the Eleventh Street/Corral Hollow Road and Eleventh Street/Lammers Road intersections. In the case of the Eleventh Street/Corral Hollow Road intersection, General Plan Policy 2 under Objective CIR-1.3, which allows individual locations to fall below the City's level of service standards in instances where the construction of physical improvements would be infeasible or would conflict with the character of the community, would apply, since this intersection is constrained to the point of not allowing for adequate at-grade improvements. Thus, the resulting level of service would not result in a significant impact. Further improvements at the Eleventh Street/Lammers Road intersection identified in the General Plan EIR would reduce impacts at this intersection to a less than significant level.

While the General Plan incorporates a range of features that work to help reduce the potential impact of future growth in the City on regional roadways, none of these approaches would reduce the potential impact to a less than significant level, so a significant and unavoidable impact on the following regional roadways would occur:

- I-205
- I-580
- I-5
- Patterson Pass Road
- Tesla Road

Regarding design feature hazards, bicycle and pedestrian safety, emergency vehicle access, parking capacity, conflicts with adopted regional policies and plans regarding alternative transportation and air traffic, implementation of existing regulations and goals, objectives, and policies included in the General Plan would ensure that significant impacts do not occur.

Cultural Resources

The implementation of a combination of General Plan policies and guiding mechanisms would reduce potential impacts on historical resources to a less than significant level. However, undiscovered archaeological and paleontological sites, including human remains (especially in undeveloped areas), could be negatively impacted by development identified by the General Plan, requiring the implementation of mitigation measures identified in the General Plan EIR to reduce the potentially significant impact on archaeological and paleontological resources to a less than significant level.

Biological Resources

Development allowed under the proposed General Plan does have the potential to significantly impact biological resources, but these potential impacts would be addressed through General Plan goals, objectives, and policies, resulting in less than significant impacts on biological resources.

Agricultural Resources

Despite General Plan policies to preserve agricultural lands, in addition to policies in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the City's Agricultural Mitigation Fee Ordinance, development permitted under the General Plan would result in the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to urban uses. This is a significant and unavoidable impact. No additional mitigation is available. Moreover, despite policies in the General Plan to support and encourage preservation of Williamson Act lands and the voluntary nature of the Williamson Act program, total buildout of the City limits and SOI may result in the conversion of land under active contracts to urban uses. This is a significant and unavoidable impact. No additional mitigation is available. Finally, implementation of the General Plan would result in additional and incompatible urban development adjacent to agricultural uses, resulting in a significant and unavoidable impact associated with the conversion of additional farmland to urban uses.

Mineral Resources

The policies in the General Plan would minimize potential land use conflicts between aggregate resource activities and other uses, and in general ensure that new development would not impact the future availability of mineral resources or mineral resource recovery sites. Therefore, this impact would be less than significant.

Community Services

Increases in population and development facilitated by the General Plan would increase the demand for the following community services: police protection, fire protection and emergency medical services, schools, solid waste disposal, and parks and recreational facilities. The General Plan EIR determined that the construction of new police and fire protection and emergency medical facilities, as well as schools and new individual park or recreation facilities to support the growth permitted under the General Plan, could not be determined at the first tier level of analysis conducted for the General Plan. Policies from the General Plan that are identified in other sections of the General Plan EIR also apply to any potential impacts associated with the construction and operation of these community service facilities. As specific community service facility projects are identified, additional second-tier environmental analysis would be completed pursuant to CEQA.

Infrastructure

Water

No significant water-related impacts were identified for development projected through 2025. However, despite policies in the Public Facilities Element of the General Plan, the General Plan EIR identified an insufficient secured water supply to serve projected development under total buildout of the General Plan. This is a significant and unavoidable impact of total buildout of the General Plan. No additional mitigation is available.

Wastewater

The City's existing wastewater treatment system is not designed to accommodate development projected under total buildout of the SOI, resulting in a significant impact. However, the General Plan EIR concluded that the specific environmental impact of constructing wastewater treatment facilities in the City limits and SOI could not be determined at that first-tier level of analysis, but as specific wastewater treatment expansion projects are identified, additional project specific, second-tier environmental analysis would be completed.

Stormwater

The policy direction identified in the General Plan, in addition to other regulatory requirements regarding stormwater management, ensure that the General Plan would not have a significant impact on storm drainage facilities. Regardless, development facilitated by the General Plan would increase stormwater runoff in the City and its SOI and result in the need to develop the stormwater collection system to satisfy future conditions and meet the needs of development identified by the General Plan. However, the General Plan EIR determined that the specific environmental impact of constructing new stormwater infrastructure in the City limits and SOI could not be determined at that first-tier level of analysis. As specific stormwater infrastructure expansion projects are identified, additional project specific, second-tier environmental analysis would be completed.

Geology, Soils, and Seismic Hazards

Increased development proposed under the General Plan could increase the number of people and buildings exposed to geologic hazards. The General Plan Update includes a series of policies and actions within the Safety Element to minimize harm from geologic hazards and did not identify any significant impacts.

Hydrology and Flooding

Some development would occur within the 100-year floodplain, within the 20-year planning horizon, and under total buildout of the General Plan. However, the implementation of the General Plan and its policies would reduce the potential impact associated with exposure to the 100-year flood plain to a less than significant level. Portions of the SOI have the potential to experience flooding from dam failure during the 20-year planning horizon of the General Plan and at total buildout, but the General Plan includes policies and actions that would reduce this risk to a less than significant level. Moreover, risk of dam failure is small, because the County continues to maintain the dam to withstand probable seismic activity. Development proposed under the General Plan is not anticipated to significantly alter existing drainage patterns or stream alignments, and there would not be a significant increase in storm water runoff or flooding, especially in light of General Plan policies and actions that are designed to mitigate such risk. The City of Tracy is at a low risk for seiche and tsunami and implementation of the General Plan is not expected to increase these risks. No new development is proposed in the hillsides, where there is a risk of mudflow. Thus, no impact associated with seiche, tsunami, or mudflow would be expected.

Hazards and Hazardous Materials

Implementation of the General Plan would allow for the development of new residential, commercial, office, and industrial uses. This could increase the amount of hazardous materials used and wastes generated, as well as the number of people and structures exposed to these and other hazards. Implementation of a combination of Federal, State, and local policies and regulations, including policies and actions identified by the General Plan, would reduce the risk to less than significant.

Noise

Despite General Plan policies and regulations, significant noise level increases (3 dBA Ldn or greater) associated with increased traffic would occur adjacent to existing noise sensitive uses along portions of I-205, Grant Line Road, Schulte Road, Linne Road, Lammers Road, Corral Hollow Road, Tracy Boulevard, and MacArthur Drive. New roadways facilitated by the General Plan would also increase existing noise levels at receivers in the City of Tracy. This is a significant and unavoidable impact. No additional mitigation is available. Under the General Plan, new noise sensitive development is proposed throughout the City, and in some cases, in noisy areas. However, General Plan policies would adequately reduce this noise impact to a less than significant level. Additionally, development under the proposed General Plan would

introduce new noise-generating sources adjacent to existing noise-sensitive areas and new noise-sensitive uses adjacent to existing noise-generating sources. Regardless, according to the General Plan EIR, General Plan policies would adequately reduce these impacts to a less than significant level. The General Plan EIR found that no significant impacts would occur with regard to airport noise, and noise associated with construction could be reduced to less than significant with the implementation of mitigation identified by the General Plan EIR.

Air Quality

As stated in the General Plan EIR, the air quality analysis relies on modeled traffic data that extends to the year 2030 and, thus, air quality impacts extend to that year as well. The General Plan and Sustainability Action Plan would not be consistent with applicable clean air planning efforts of the San Joaquin County Valley Air Pollution Control District (SJVAPCD), since vehicle miles traveled (VMT) that could occur under the proposed General Plan would exceed that projected by the San Joaquin Council of Governments (SJCOG), which are used in projections for air quality planning. The projected growth could lead to an increase in the region's VMT beyond that anticipated in the SJCOG and SJVAPCD clean air planning efforts. Development in Tracy would contribute to the on-going air quality issues in the San Joaquin Valley Air Basin. Mitigation identified in the General Plan EIR would not reduce the impact to less than significant. However, the General Plan would be consistent with clean air transportation control measures of the SJVAPCD and SJCOG.

The General Plan does not provide adequate buffers between new or existing sources of toxic air contaminants and new or existing residences or sensitive receptors, requiring mitigation which was determined to reduce this impact to less than significant. General Plan policies work to ensure that the General Plan would have a less than significant impact on exposure to odors. Sensitive receptors would not be significantly impacted by carbon monoxide (CO) concentrations, resulting in a less than significant impact. Particulate matter from construction associated with development allowed under the General Plan would be a less than significant impact with the incorporation of construction air pollutant control measures recommended by the SJVAPCD. Construction exhaust emissions would be reduced to a less than significant impact with adherence to General Plan policies and SJVAPCD rules and regulations.

Greenhouse Gas Emissions

Although the General Plan and Sustainability Action Plan include many goals, policies, and measures that would reduce GHG emissions from projected BAU levels by 22 and 28 percent, the General Plan would not meet the SJVAPCD's threshold of a 29 percent reduction in GHG emissions from BAU projected emissions. Therefore, the proposed General Plan and Sustainability Action Plan would result in a significant GHG emission impact. All feasible GHG emissions reduction measures were incorporated into the General Plan and Sustainability Action Plan; therefore, no additional mitigation would be feasible, and the impact is considered significant and unavoidable.

Taken together, policies and actions from the General Plan in combination with Sustainability Action Plan policies would ensure adequate emergency preparedness to handle impacts associated with climate change. Therefore, the related impact would be less than significant.

Alternatives to the Project

The General Plan EIR analyzes alternatives to the General Plan. The following four alternatives to the General Plan are considered and described in detail in Chapter 5 of the 2006 Draft General Plan EIR:

- No Project Alternative
- Concentrated Growth Alternative
- City Limits Alternative
- Existing SOI Alternative

As discussed in Chapter 5 of the 2006 Draft General Plan EIR, the Concentrated Growth Alternative is environmentally superior to both the General Plan and the other alternatives. This alternative would offer a substantial improvement with respect to visual quality, community character, and agriculture, although it would not avoid the significant and unavoidable impacts associated with those areas for the General Plan. The Concentrated Growth Alternative would also offer an insubstantial improvement with respect to land use; population, employment and housing; traffic and circulation; biology; infrastructure; hydrology and flooding; hazardous materials and other hazards; and air quality.

The City Limits Alternative is also environmentally superior to the General Plan, but on balance it is marginally inferior to the Concentrated Growth Alternative. As shown in Table 5-1 of the 2006 Draft General Plan EIR, the City Limits Alternative does not offer as much of an improvement as the Concentrated Growth Alternative with respect to visual quality, and it also does not offer improvements with respect to land use, hazardous materials and hazards, and air quality.

The City of Tracy has developed the General Plan to represent the best possible balance between on-going residential growth, development of employment areas, and open space and agricultural preservation. Although two of the alternatives each have the potential of substantially reducing significant impacts that have been identified in the General Plan EIR, overall the alternatives analysis shows that none of the alternatives would result in a level of improvement that would completely avoid a significant impact that is associated with the General Plan.

General Plan EIR Revisions and Updates

Since 2005, the General Plan and General Plan EIR have been revised and updated on several occasions as discussed below due to various proposed amendments and the City's preparation of a Sustainability Action Plan. Nonetheless, the City has certified the most recent General Plan EIR and adopted the most current General Plan on February 11, 2011. Thus, where appropriate

and based on the provisions of Section 15152 of the CEQA Guidelines, this Initial Study does tier off of and incorporates by reference the General Plan EIR regarding descriptions of environmental settings, future development-related growth, and cumulative impacts. The following provides the timeline for the sequence of revisions and updates to the City of Tracy General Plan EIR.

City of Tracy General Plan Draft EIR (October 4, 2005)

The original 2005 General Plan EIR evaluated the following 15 topics:

1. Land Use
2. Population, Employment and Housing
3. Visual Quality
4. Traffic and Circulation
5. Cultural Resources
6. Biological Resources
7. Agricultural Resources
8. Mineral Resources
9. Community Services
10. Infrastructure
11. Geology, Soils and Seismic Hazards
12. Hydrology and Flooding
13. Hazardous Materials
14. Noise
15. Air Quality

City of Tracy General Plan Amendment to the Draft EIR (March 16, 2006)

An amendment to the General Plan in 2006 (2006 GPA) required the preparation of an Amendment to the Draft EIR. The 2006 City of Tracy General Plan Amendment to the Draft EIR contains a variety of revisions to the 2005 Draft EIR based on the amendments identified in the 2006 GPA. In particular, it was modified to include detailed discussions of impacts that would result from total buildout of the City limits and SOI under the proposed General Plan, in addition to the discussion of impacts during the initial 20-year planning horizon. As such, the following topics identified and evaluated in the 2005 Draft EIR were reanalyzed in the 2006 Draft EIR as follows:

- Land Use,
- Population, Employment and Housing,
- Visual Quality,
- Biological Resources,
- Agricultural Resources,
- Community Services, and
- Infrastructure.

The following other topical areas evaluated in the 2005 General Plan EIR were evaluated under both the 20-year development scenario and at total buildout and thus, did not need to be updated in the 2006 EIR as they remained valid:

- Cultural Resources,
- Mineral Resources,
- Geology, Soils, and Seismic Hazards, and
- Hydrology and Flooding.

It should be noted that the detailed, quantitative analysis of potential impacts on traffic, noise, and air quality were based on the development projections for a 20-year period (2025) in both the 2005 and 2006 Draft EIRs. The traffic analysis was limited to the 20-year planning horizon in part because significant speculation regarding regional growth and funding for transportation improvements would be required to model the total buildout year under the proposed General Plan. The noise and air quality analysis is also limited to the 20-year planning horizon because they are based on the modeling results of the traffic analysis.

City of Tracy General Plan Draft Supplemental EIR (July 22, 2010)

In 2010, the City prepared the City of Tracy General Plan Draft Supplemental EIR (2010 SEIR) in response to another General Plan Amendment and the preparation of its Sustainability Action Plan. The 2010 SEIR contains only those environmental analysis chapters for which the findings of the 2006 General Plan Draft EIR would change as a result of the General Plan Amendment. As a result, the issues addressed in that SEIR include the following:

- Land Use
- Population, Employment and Housing
- Traffic and Circulation
- Noise
- Air Quality
- GHG Emissions

In the 2010 SEIR, the traffic, noise, and air quality analyses extend to a 2030 horizon because the traffic modeling, which also affects the air quality and noise analyses, is based on the SJCOG regional travel demand model, which at that time had been updated to 2030. The land use, population, employment, and housing analyses were evaluated under a 20-year development scenario and at total buildout in the 2010 General Plan EIR.

Thus, the various General Plan EIRs (2005, 2006, and 2010) have each evaluated the "buildout" condition for specific issue areas, as described above, but none have evaluated the buildout condition for traffic, noise, and air quality as it is generally held that modeling of traffic and associated air quality, GHG, and noise impacts much beyond a 20-year time period is inaccurate and unreliable.

D. PROJECT CHARACTERISTICS

City of Tracy Parks Master Plan (New Developments)

Overview

As described above, the purpose of the proposed PMP is to identify future needs for new parks and recreation facilities to serve the City's anticipated population at buildout of the General Plan. It specifically addresses the demand for park land and recreation facilities created by new residential development in future service areas. It updates existing policies, guidelines, and probable construction costs for new park development. The PMP is a comprehensive update of the 2002 City of Tracy PMP in fulfillment of Objective OSC-4.1, Action A1 of the Open Space and Conservation Element of the General Plan.

Vision for the Park System

The PMP incorporates the recreation preferences and needs expressed by over 1,400 Tracy residents that were surveyed as part of the planning process. Based on community feedback and an analysis of the existing park system, a new vision for the park system emerged. This vision is based on providing larger neighborhood and community parks with more active and self-directed opportunities to support health and fitness. A greater variety of facilities is desired to encourage recreation participation among diverse demographic groups. Residents want parks that are designed with park programming, safety, and maintenance in mind. They want parks that include developed recreation space, natural open space, and basic amenities (e.g., restrooms and picnic tables), allowing park users and families to stay longer. Residents want parks that support more opportunities for group gatherings and special events. In addition, they expressed a need for more specialized facilities, such as a multi-purpose indoor recreation center, an aquatic center, and a new sports complex. Residents prefer a park system connected by trails and off-street bikeways. The proposed PMP incorporates these community preferences into policies and guidelines for the future park system to enhance recreation in Tracy.

Future Park Land Needs

According to the PMP, the City of Tracy currently provides park land at a service level (LOS) of 4.1 acres per 1,000 residents. At a minimum, the City wants to maintain a service level of 4.0 acres/1,000 in the future. To maintain this service level as the community continues to grow, the PMP identifies a need for approximately 154 acres of new park land in future service areas at buildout; refer to Table 1 (Projected Park Land Needs in Future Service Areas).

Table 1: City of Tracy Projected Park Land Needs in Future Service Areas

	Estimated Housing Units	Forecast Population	Additional Parkland Needs[1]
Future Service Areas	13,719	38,447	153.8 acres

1 Park land needs are based on a level of service of 4.0 acres per 1,000 people. These numbers do not reflect needs for parks in commercial, industrial, or infill areas.

Source: City of Tracy Parks Master Plan (New Developments), MIG, Inc., November 2012.

The PMP allocates needs for neighborhood and community parks differently to support the community's vision for larger parks and a greater variety of close-to-home recreation opportunities. The PMP utilizes the following allocation for neighborhood and community parks:

- Three acres per 1,000 residents for new neighborhood parks. Based on population forecasts, approximately 115 acres of park land will be needed for new neighborhood parks at buildout.

- One acre per 1,000 residents for new community parks. Based on population forecasts, approximately 38 acres of park land will be needed for a new community park(s) at buildout.

Consistent with the community's vision for the future, no new mini parks are needed. It should be noted, however, that the population forecasts used in the PMP could change if the number of proposed housing units in future service areas changes upon development. This in turn would require that the calculations and allocations for required park land used in the PMP be updated accordingly.

Based on the community's desire for larger parks, the travel distances would increase. Residents may have to travel approximately 0.75 mile to reach a neighborhood park. Similarly, the travel distance to community parks would increase, depending on where a new park is located. In general, residents would have to travel approximately two to three miles to reach a community park.

Future Recreation Facility Needs

The PMP identifies future recreation facility needs based on an evaluation of the provision of existing essential facilities in neighborhood and community parks and analysis of existing recreation trends, participation, and programs. The design and development guidelines in the PMP define the types of facilities that should be included in all neighborhood and community parks. For these types of facilities, the actual number of parks will determine the total number of facilities needed. For example, the PMP's Park Design and Development Guidelines indicate that each neighborhood park shall include a playground. Consequently, the total number of playgrounds needed in Tracy would be a factor of the total number of neighborhood parks developed.

The PMP includes numerical LOS guidelines to identify the anticipated numbers of facilities needed at buildout. Presented in Table 2, these LOS guidelines are based on the City's existing park and recreation facility LOS, which was modified to account for new recreation trends and community preferences. The LOS guidelines are presented in terms of the number of people served by one facility. The calculations present the total number of facilities needed in future service areas to serve an estimated increase in population of 38,447 at buildout.

It is important to note that these numbers are minimum general guidelines. The facility needs identified in Table 2 are based on current assumptions about park development. The actual numbers of needed facilities may change during the creation of specific plans for each future service area. In addition, recreation trends and needs will change before some of the future service areas are expected to develop (30+ years).

Table 2: City of Tracy Recreational Facility LOS, Guidelines, and Future Needs

Facility Type	Number of Existing Facilities	Existing LOS[3]	Desired LOS Guideline[4]	Number of New Facilities Needed to Meet Future Demand[5]
Sports Fields				
Baseball/Softball	11	7,413	4,000[6]	10
Soccer	12	6,796	5,500	7
Turf Fields (lacrosse, football, rugby, Ultimate Frisbee)	0	--	8,500	5
Sports Courts				
Basketball	37[1]	2,204	2,250	17
Bocce	2	40,774	20,000	2
Horseshoes	6	13,591	20,000	2
Tennis	16	5,097	5,000	8
Sand Volleyball	5	16,310	15,000	3
Shuffleboard	1	81,548	40,000	1
Other Recreation Facilities				
Climbing Wall/Rock	8	10,194	10,000	4
Community Garden	0	--	20,000	2
Disc Golf	0	--	40,000	1
Dog Park	1	81,548	15,000	3
Environmental Education Facility	0	--	40,000	1
Group Picnic Area (small or medium)	52	1,568	2,000	19
Group Picnic Shelter (large)	0	--	20,000	2
Multi-purpose Recreation Center	0	--	40,000	1
Roller Hockey	2	40,774	40,000	1
Skate Element	6	13,591	13,000	3
Special Event Venue	0	--	40,000	1
Swimming Pool	2[2]	40,774	40,000	1
Water Play Area	3	27,183	20,000	2

Facility Type	Number of Existing Facilities	Existing LOS[3]	Desired LOS Guideline[4]	Number of New Facilities Needed to Meet Future Demand[5]
Paths and Trails				
Hard-Surfaced Paths (Loop trails in parks)	31	2,631	3,000	13
Soft-Surfaced Paths (Fitness, nature, bike or interpretive trails in parks)	0	--	10,000	4

Includes half and full courts.
Includes the Pinkie Phillips Aquatic Center and the Joe Wilson Community Pool.
Shows the number of people served by one facility based on the city's existing population of 81,548.
Is expressed in terms of the number of people served by one facility.
Is based on a forecasted population of 38,447 people at build-out.
The needs identified in the 2006 Sport Field Needs Assessment support a stronger guideline of 1 field per 2,850 people.

Source: City of Tracy Parks Master Plan (New Developments), MIG, Inc., November 2012.

Park Development Policies

The PMP identifies a variety of park policies to ensure that new parks are designed to address City needs for recreation facilities, programming, maintenance and sustainability. With these new policies, the minimum size for new parks is four acres. New parks should provide more active and diverse recreation opportunities, including connections where feasible to the City's Class I Bikeways (off-street pathways). The policies require close coordination with City Park Maintenance and programming staff to help ensure that new parks continue to be successful, well-used, well- maintained assets into perpetuity.

Design and Development Guidelines

The PMP provides a set of guidelines for park planning, design, and development, noting system-wide requirements and specific guidelines for neighborhood and community parks. These specific guidelines supplement the park policies and actions noted above and are to be followed in addition to other state and federal mandates for park development. While the character of each park will be unique, park elements will reflect the specific standards and guidelines identified in the PMP that address park safety, usability, maintenance efficiencies, sustainability, layout and location, and accessibility. The Design and Development Guidelines identified in the PMP promote site selection, park design, and development choices that support each park's function so that diverse recreation opportunities are provided and sustained into the future.

General park guidelines for system-wide requirements address acceptable land choices, the need for comprehensive master planning and design, sustainable planning and design, park amenities and layout, and park entry and accessibility. More specific guidelines for neighborhood and community parks address the following:

- Description: This defines the park classification and describes the typical length of use and means of travel to these types of parks.

- Site Selection Considerations: Specific criteria to consider in the acquisition and development of new parks including: minimum and maximum size, frontage requirements, vehicle/bike/pedestrian access, connectivity, configuration, development capacity, natural areas, and open space.
- Required Amenities: These amenities should be provided in every new park of this classification.
- Amenities to Consider: These amenities and facilities are appropriate for this type of park and should be considered during the master planning and design process to enhance park opportunities and provide more diverse recreation experiences. (Note: This list is not exclusive and other types of appropriate amenities and facilities may be considered.)
- Amenities to Avoid: These elements are not compatible with the park classification and should not be included.
- Exceptions: In a few cases, the City may consider a few allowable exceptions to the stated guidelines for neighborhood and community parks. Exceptions that the City may consider are noted after guidelines for each park type.

Park Location Opportunities

The PMP highlights opportunities to locate new parks in conjunction with other existing and proposed parks, detention basins, public facilities, and bikeways in support of City policies that promote such siting. As identified in the PMP, opportunities exist to locate parks adjacent to proposed stormwater detention basins. In addition, other public facilities such as fire stations, libraries, and community centers may provide future opportunities to co-locate parks. The PMP also identifies a number of sites in the City that present unique opportunities for park development.

Capital Costs for Park Development

The final Chapter of the PMP identifies the probable construction costs associated with park acquisition and development to serve residential growth in future service areas in Tracy. The costs shown in the chapter are preliminary estimated costs and subject to change as more detailed park plans are prepared. In addition, the PMP notes that these costs shall be updated in accordance with annual construction costs, as established by the Engineering News Record Index.

To assess costs for future neighborhood and community parks, hypothetical examples of neighborhood and community parks were created. These parks are based on typical park sizes, facility requirements, and other development considerations as outlined in the PMP. It is important to recognize that the design and development of actual parks will vary from these examples, based on factors such as site topography, character, local recreation preferences, and facility needs that vary geographically. However, development costs are anticipated to be similar in terms of average costs per acre. These estimates present a baseline for the assessment of land dedication requirements and impact fees for the development of parks for new residential growth in future service areas.

Citywide Public Facilities Master Plan

Overview

As stated previously, the PFMP is intended to be used as a guideline document for the identification of public buildings needed to serve future land development projects under the buildout condition for the City's SOI. It also provides guidance regarding public building upgrades needed to adapt existing spaces to new or expanded uses and serves as a reference document for existing public buildings and their functional characteristics. The PFMP addresses Tracy City Hall, Support Services offices, the Community Center, the Senior Center, Parks & Community Services offices, Boyd Service Center, Aquatic Center, the Library and other government facilities. Excluded are Police and Fire which are covered in the PSMP, which is described in greater detail below.

The PFMP establishes department-by-department programmatic needs, basing projections on the staffing of other cities that are geographically and demographically similar to the City at buildout. The PFMP takes full advantage of several pre-existing studies and development land use types which have been provided by the City. The PFMP includes evaluation of current conditions; space standards and functional flow; staff and space need projections; alternative facility plans; and, comparative cost estimations. In addition, the PFMP recommends specific facility design guidelines for the new public facilities it identifies as necessary to serve the needs of future population growth associated with buildout of the General Plan.

Modifications and refinements to the PFMP may be considered by the City during the Specific Plan and development review process for new development. However, any significant modifications to the elements of the PFMP must be approved by the City Council and will require that a formal "Supplement" be adopted by the City Council.

Evaluation of Current Conditions

Based on the evaluation of current conditions, the PFMP found that in general, City of Tracy staff are organized in an efficient manner. Deficiencies are listed below, with most deficiencies related to space limitations in particular locations.

- Information Services (IS) has some storage and workspace located in the Police Department dispatch center rather than contiguous with its main operations.
- Much of the City's bulk storage needs are met by shipping containers at the Boyd Service Center rather than an appropriate warehouse facility. The Boyd Service Center Master Plan dated August, 2008 discusses other needs such as designated shop space and locker rooms.
- Engineering Services is divided between two adjacent buildings, adding to administrative burdens, reducing the effectiveness of using shared resources and undermining the City's centralized approach to providing development services.

According to the PFMP, the majority of public buildings in Tracy are in fair to good condition. The three condition types identified in the PFMP are "good," "fair," and "poor," as described below.

Good Condition

- The facility is in good or excellent condition;
- The facility has benefitted from ongoing maintenance;
- The facility's key systems may be slightly worn but utility is not impaired;
- Key building systems, such as roof, windows, mechanical, electrical, etc., are estimated to have an average minimum of 10-20 years of life remaining;
- Relatively few accessibility compliance issues are present.

Fair Condition

- The facility is in fair condition;
- The facility has received intermittent maintenance;
- The facility's key systems may be soiled or shopworn, rusted, deteriorated or damaged, with utility slightly impaired;
- Renovation or repair is expected in the near future;
- Key building systems, such as roof, windows, mechanical, electrical, etc., are estimated to have an average minimum of 5-15 years of life remaining;
- Accessibility compliance issues are present.

Poor Condition

- The facility is in poor condition;
- The facility has received little or no maintenance;
- The facility's key systems may be badly broken, soiled, mildewed, deteriorated or damaged with utility seriously impaired;
- Prompt renovation or repair is needed;
- Serious accessibility compliance issues may be present.

Space Standards and Functional Flow

Based on the evaluation of space standards and functional flow, the PFMP identifies that some benefits could be realized by centralizing functions related to information services, public works, and engineering, and decentralizing recreational resources. Table 3 (Space Standards for Public Facilities) lists the employee space standards for City of Tracy public facilities identified in the PFMP.

Table 3: Space Standards for Public Facilities

Position	Net Space (Square Feet)	Comment
Mayor, Council Member	140	Existing
City Manager	440	Existing
Assistant City Manager	220	Existing
City Attorney	420	Existing
Assistant City Attorney	210	Existing
Deputy City Attorney	190	Existing
Development and Engineering Services Director	225	Existing
Department Director	165	
Commissioner	140	
Typical Office Professional	120	
Executive Assistant	96	
Typical Open Office Professional	96	
Administrative Assistant	64	
Typical Open Workstation	64	
Copy/Supply with work table	200	
Copy/Supply enclosed	100	
Copy/Supply open office	64	
Coffee Counter	20	

Source: Citywide Public Facilities Master Plan, Indigo, January 15, 2013.

Staff and Space Need Projections

The PFMP includes a summary of public facility space needs in Tracy based on staffing projections, reviews of existing space and plans, and spaces that are normal and customary for public facilities. Table 4 (Summary of Public Facility Space Needs) lists existing, unmet, and buildout public facility space needs identified in the PFMP. It should be noted that the impact fees developed from these assumptions exclude costs for developing space to meet current unmet needs, as the fees cannot include an assessment for the future correction of current unmet needs.

Table 4: Summary of Public Facility Space Needs

Department	Existing Space	Fiscal Year 10/11 Need	Existing Unmet Need	Buildout Need	Change in Future Need
Public Works	31,169	40,220	9,051	52,300	12,080
Parks and Community Services	95,660	143,929	48,406	200,891	56,962
Development and Engineering Services[1]	17,143	14,750	0	23,630	6,487
Economic Development	2,127	2,270	143	3,310	1,040
City Hall Public Spaces	10,343	10,343	0	10,343	0
City Attorney	2,202	1,970	0	2,490	288
City Manager	6,462	5,610	0	6,970	508
Human Resources	4,334	4,310	0	5,070	736
Finance and Administrative Services[1]	7,734	5,450	0	7,750	16
Civic Center Amenities	612	612	0	612	0
Total [2]	**177,786**	**229,464**	**57,600**	**313,366**	**78,117**

1. Includes space assigned in Administrative Services Building
All space is defined in terms of gross square feet.

Source: Citywide Public Facilities Master Plan, Indigo, January 15, 2013.

Preferred Master Plan

Initially, two options were developed to house City staff and operations through buildout of the City's SOI. Preliminary facility site plans were prepared. Remodel opportunities at existing facilities were evaluated, where appropriate, as a cost effective alternative to new construction. Operational efficiencies were evaluated. Use of existing facilities is maximized to reduce the size and cost of any new facilities. Based on the alternative facility plans developed a Preferred Master Plan was identified and is described in detail below. Table 5 lists the elements of the Preferred Master Plan.

City Hall

The existing City Hall of 42,000 square feet provides adequate space for functions anticipated through buildout.

Support Services

The existing Police Department Headquarters would be converted into a Public Safety Center as part of the concurrent Citywide Public Safety Master Plan study. This new Center would also house the Finance Department's 2,119 square foot IS division through build-out, which currently occupies the Support Services Building west of City Hall. The Engineering Division of the Development & Engineering Services Department currently occupies the rest of the Support Services Building, and requires an additional 6,487 square foot to house growth through build-

out. This would be provided in the vacated 10,818 square foot Parks & Community Services building.

Table 5: Preferred Master Plan Summary

Department	Division	Place Name	Address	Existing Square Feet	Upgraded Square Feet	Additional Square Feet	Buildout Square Feet
All	Civic Center	Civic Center	333 Civic Center Plaza	79,598	35,009 (45%)	1,137	80,735
Subtotal Civic Center				**79,757**	**35,009 (45%)**	**1,137**	**80,735**
Parks and Community Services	Community Services	Community Recreation Building	TBD	0	0	57,348	57,348
Parks and Community Services	Community Services	Historical Museum	1141 Adam Street	9,654	0	0	9,654
Parks and Community Services	Community Services	Tracy Public Library	20 East Eaton Avenue	17,058	17,058 (50%)	0	17,058
Parks and Community Services	Community Services	Tracy Public Library Branch	TBD	0	0	30,432	30,432
Parks and Community Services	Community Services	Tracy Transit Station	North Central Avenue and 6th Street	8,400	0	0	8,400
Subtotal Parks Department				**35,112**	**17,058 (50%)**	**87,780**	**122,892**
City Manager	Cultural Arts	Grand Theater Center for the Cultural Arts	715 Central Avenue	34,026	0	0	34,026
Subtotal City Manager				**34,026**	**0**	**0**	**34,026**
Public Works Development and Engineering Services Parks and Community Services	Boyd Service Center	Boyd Service Center	560 Tracy Boulevard	31,169	20,959 (67%)	21,131	52,300
Public Works	Administration	Old Jail House	25 West 7th Street	1,077	0	0	1,077
Public Works	Administration	Public Works Building Annex	609 West 6th Street	1,513	0	0	1,513
Subtotal Public Works				**33,759**	**20,959 (67%)**	**21,131**	**54,890**
Total Public Facilities				**182,495**	**74,015 (41%)**	**110,048**	**292,543**

Source: Citywide Public Facilities Master Plan, Indigo, January 15, 2013.

Parks and Community Services

All Parks and Community Services staff would move into a new 57,348-square foot Community Recreation Building which would also provide gymnasium and multi-purpose facilities to the City at a 5.4 acre offsite location to be determined. The existing 10,480 square foot community

center and 5,224 square foot Lolly Hansen Senior Center would undergo interior and exterior renovations and the senior center would receive a 1,137 square foot addition to continue to meet the needs of the City.

Library

The 17,058 square foot public library would receive ongoing renovations, becoming the City's branch library at build-out. A new main library will be opened per the recommendations of its separate master plan study. This 30,432 square foot building would be constructed on approximately 3.1 acres at a location to be determined. It should be noted that the development of a new main library is not the subject of this environmental analysis, and requires separate environmental review, but has been included for informational purposes only.

Corporation Yard

The 30,739 square feet of Boyd Service Center buildings would receive ongoing internal expansion and renovations per the recommendations of its independent master plan study and these improvements are accordingly not the subject of this environmental review, but are described for informational purposes only. The existing approximately 7.3 acre site would have approximately 20,959 square feet of renovations by General Plan buildout.

Aquatic Center

A 16,314 square foot Aquatic Center, with a 53 meter competition pool has been included in the cost portion of the PFMP but is not otherwise described in the PFMP. Refer to Table 2: City of Tracy Recreational Facility LOS, Guidelines, and Future Needs for a description of the anticipated numbers of recreational facilities needed in future service areas to serve an estimated increase in population of 38,447 at buildout.

Cost Estimations

The PFMP includes a preliminary analysis of the public impact fees necessary to cover the costs of the proposed new public facilities buildings in the City of Tracy. This analysis is based on facilities needs and resulting building program and cost estimates in the PFMP. The purpose of this preliminary fee analysis is to provide an estimate of the impact fee burdens that would be placed on new development, in order to fund the capital facilities program, and to compare the preliminary fee burden with the existing City of Tracy citywide fee program.

Public Facility Design Guidelines

The PFMP augments existing City design and construction guidelines with regional-appropriate measures to achieve sustainability, including extending the survivability of facilities. Key

extended survivability[1] and sustainability features recommended for the buildings included in the PFMP include:

- Photovoltaic power for critical needs
- Isolated and protected critical utilities
- Structures designed to "immediate-occupancy" level
- Seismic dampening to improve survivability at same cost
- Energy-efficient design to reduce utility bills, extend survivability
- Use of natural light, ventilation to improve workplace quality, extend survivability
- Full use of daylighting so most of building can be naturally lit for use in emergency
- Use window shading to reduce summer heat load and air conditioning demand and extend emergency generator power duration
- Provide super-insulation of up to R-40 for walls and between R-30 and R-40 for roofs
- Increase thermal mass through the use of high specific heat and heat capacity materials
- Use nighttime ventilation during the summer
- Use reflective cool roofs where re-roofing is required to reduce roof surface temperatures, heat transmission into the building and "heat island" effect
- Use high-efficiency mechanical systems to reduce utility bills and extend duration of emergency generator power
- Raise sites for minimum 100-year flood protection
- Design two-story buildings to provide a second level retreat in case of severe flooding
- Place critical functions on second floor to provide an area of retreat in case of flooding
- Elevate emergency generator and fuel supply to withstand any flooding risk
- Design consistent with LEED and CalGreen, making compliance easier.

Citywide Public Safety Master Plan

Overview

As stated previously, the PSMP is intended to be used as a guideline document for the identification of public safety buildings (police and fire) needed to serve future land development projects under the buildout condition for the City's SOI. It also provides guidance regarding public safety upgrades needed to adapt existing spaces to new or expanded uses and serves as a reference document for existing public safety facilities and their functional characteristics. The PSMP addresses Police and Fire Department facilities.

1 Extended survivability is a concept developed and put into practice by INDIGO Architects. It defines the natural ability of a building to maintain critical life-support conditions for its occupants at the same time improving the quality of the indoor workplace, increasing worker efficiency, and reducing absenteeism. First and foremost, buildings are protected from obvious threats such as flooding, earthquake or power grid outage. Natural lighting and ventilation help ensure that the building can be used when power supply for mechanical systems is compromised. Even during a protracted power outage, should fuel for the emergency generator be completely consumed, rooftop photovoltaics can provide power for mission-critical systems on an ongoing basis.

The PSMP establishes division-by-division programmatic needs, basing projections on the standards of service and staffing of other cities that are geographically and demographically similar to the City at buildout. The PSMP takes full advantage of several pre-existing studies and development land use types which have been provided by the City. The PSMP includes evaluation of current conditions; space standards and functional flow; staff and space need projections; alternative facility plans; and, comparative cost estimations. In addition, the PSMP recommends specific facility design guidelines for the new public safety facilities it identifies as necessary to serve the needs of future population growth associated with buildout of the General Plan.

Modifications and refinements to the PSMP may be considered by the City during the Specific Plan and development review process for new development. However, any significant modifications to the elements of the PFMP must be approved by City Council and will require that a formal "Supplement" be adopted by the City Council.

Evaluation of Current Conditions

Based on the evaluation of current conditions, the PSMP found that in general, City of Tracy public safety staff are organized in an efficient manner, although space deficiencies in both Police and Fire Departments and the use of a former fire station for Fire Department headquarters have resulted in the following adjacency problems in existing facilities:

- Fire Department staff involved in the development process are located in the Fire Department's administration building, a short drive away from the Development and Engineering Services Department.
- Volunteers occupy the reception area originally intended for the Investigations Division of the Police Department, eliminating the reception function and requiring circulation past workstations to access the division.
- Equipment has been moved from Police Administration's copy equipment room to the lobby area immediately outside administration.
- The original location of the Police Department's evidence storage in the core of the first floor does not facilitate the storage of large items. Expansion has been provided in containers outside the building, making it necessary to circulate outside the building with some evidence.
- While the Emergency Operations Center is well located relative to the Police Communications Center, there are concerns regarding its size and telecom support.
- Fire inspectors have been located in former crew quarters in the Fire Administration Building in an area poorly configured for the use and detached from other administrative functions by a mechanical room.

According to the PSMP, the majority of public safety facilities in Tracy are in fair condition. The three condition types identified in the PSMP are "good," "fair," and "poor," as described above under the discussion of PFMP.

Space Standards and Functional Flow

Based on the evaluation of space standards and functional flow, the PSMP identifies the adjacency problems listed above. It should be noted that both the Police and Fire Departments have had in-depth analyses and recommendations for operational improvements published in separate reports. A large proportion of these recommendations have been implemented. Correcting the adjacency issues described in the previous section would provide additional operational improvements. As described in the PSMP, the storage of evidence in containers and a walk-in cooler outside the Police Department Building is not only inefficient, but poses a threat to chain-of-custody requirements for evidence, and undermines a critical aspect of the Police Department's core mission. The PSMP also notes that Fire Department response times do not meet goals for some areas served by the Joint Fire Authority. The PSMP examines this along with recommendations provided in other studies.

Table 6 (Public Safety Space Standards) lists the employee space standards for City of Tracy public safety facilities identified in the PFMP.

Table 6: Public Safety Space Standards

Position	Net Space (Square Feet)	Comment
Police Department		
Chief of Police	300	Existing
Captain	190	Existing
Lieutenant	190	Existing
Executive Assistant	160	Existing
Sergeant	105	Existing
Typical Enclosed Office	100	Existing
Typical Open Workstation	64	
Detective	24	
Copy/Supply Enclosed	100	
Copy/Supply Open Office	64	
Coffee Counter	20	
Fire Department		
Fire Chief	320	Existing
Division Chief	220	Existing
Fire Captain	120	
Typical Open Workstation	64	
Fire Station	7,401	Gross Square Feet

Source: Citywide Public Safety Master Plan, Indigo, January 15, 2013.

Staff and Space Need Projections

The PSMP includes a summary of public safety facility space needs in Tracy based on staffing projections, reviews of existing space and plans, and spaces that are normal and customary for public safety. Table 7 (Summary of Public Safety Space Needs) lists existing, unmet, and buildout public facility space needs identified in the PSMP. It should be noted that the impact fees developed from these assumptions exclude costs for developing space to meet current unmet needs, as the fees cannot include an assessment for the future correction of current unmet needs.

Both the Police and Fire Departments have a number of existing deficiencies that do not show up in tabular form in Table 7, but because these are unmet needs they are nonetheless excluded from the final impact fees.

Table 7: Summary of Public Facility Space Needs

Department	Existing Space	Fiscal Year 10/11 Need	Existing Unmet Need	Buildout Need	Change in Future Need
Police					
Headquarters - Consolidated	25,497	26,555	1,058	66,487	40,990
Boyd Service Center Storage	7,113	7,113	0	0	0
Police Subtotal	**32,610**	**33,668**	**1,058**	**66,487**	**40,990**
Fire					
Administration	9,646	5,790	0	7,430	0
Fire Stations	35,786	35,786	0	72,791	37,005
Fire Subtotal	**45,432**	**48,977**	**0**	**80,221**	**37,005**
Public Safety Training	2,296	2,296	0	15,590	13,294
Public Safety Subtotal	**80,338**	**84,961**	**1,058**	**162,298**	**91,289**
All space is defined in terms of gross square feet. Police excludes Animal Shelter, leased substations, and storage containers.					

Source: Citywide Public Safety Master Plan, Indigo, January 15, 2013.

Preferred Master Plan

Initially, three options were developed to house City staff and operations through buildout of the City's SOI. Preliminary facility site plans were prepared. Remodel opportunities at existing facilities were evaluated, where appropriate, as a cost effective alternative to new construction. Operational efficiencies were evaluated. Use of existing facilities is maximized to reduce the size and cost of any new facilities. Based on the alternative facility plans developed a Preferred Master Plan was identified and is described in detail below. Table 8 lists the elements of the Preferred Public Safety Master Plan.

Fire Stations Citywide

This plan adds four new fire stations citywide, a total of 29,604 square feet, and a 5,185 square foot addition to the 45,432 square feet of existing fire station facilities citywide, bringing total fire station facilities to 80,221 square feet through buildout. The existing downtown fire administration building would receive a 3,858 square foot upgrade along with the 5,185 square foot addition to provide it with apparatus and dormitory space to serve Tracy's downtown core. The four added stations are to be sited within the following new development areas: Gateway, Tracy Hills, Chetal, and Ellis.

Public Safety Center at Civic Center

Due to lack of space on its existing two acre site, the Police Department would move much of their operation offsite to a new Police Department Service Center, leaving Dispatch, the Emergency Operations Center, and a Downtown Police Station to occupy 25,497 square feet of the existing building which would then operate as a Public Safety Center. The 2,119 square feet of remaining space in the existing building would house the Finance Department's IS division, which currently occupies part of the Support Services Building west of City Hall (space needs of the IS Division are treated under the PFMP described above).

- Dispatch - 1,220 square feet
- Downtown Police Station - 1,330 square feet
- Police Evidence Storage - 8,960 square feet
- EOC - 2,960 square feet

Table 8: Preferred Public Safety Master Plan Summary

Place Name	Address	Existing Square Feet	Upgraded Square Feet	Additional Square Feet	Buildout Square Feet
Headquarters/Station "A"	835 Central Avenue	9,646	3,858 (40%)	5,185	14,831
Fire Station "B"	TBD (Gateway Area)	0	0 (0%)	7,401	7,401
Fire Station "C"	TBD (Tracy Hills Area)	0	0 (0%)	7,401	7,401
Fire Station "D"	TBD (Chetal Area)	0	0 (0%)	7,401	7,401
Fire Station "E"	TBD (Ellis Area)	0	0 (0%)	7,401	7,401
Fire Station 91	1701 West 11th Street	7,401	0 (0%)	0	7,401
Fire Station 92	22484 South 7th Street	1,841	0 (0%)	0	1,841
Fire Station 93	1400 Durham Ferry Road	6,147	0 (0%)	0	6,147
Fire Station 94	16502 West Schulte Road	5,552	0 (0%)	0	5,552
Fire Station 96	301 West Grantline Road	3,336	0 (0%)	0	3,336
Fire Station 97	595 West Central Avenue	3,009	0 (0%)	0	3,009
Fire Station 98	911 Tradition Street	8,500	0 (0%)	0	8,500
	Subtotal Fire Department	45,432	3,858 (8%)	34,789	80,221

Police Department Service Center	TBD	0	0 (0%)	40,990	40,990
Subtotal Police Department		0	0 (0%)	4,0990	4,0990
Public Safety Center | EOC	1000 Civic Center Drive	25,497	18,310 (24%)	0	25,497
Training Facility	6649 South Tracy Boulevard	2,296	758 (33%)	13,294	15,590
Subtotal Police and Fire Departments		27,793	19,068 (69%)	13,294	41,087
Total Public Safety		73,225	22,926 (31%)	89,073	162,298

Source: Citywide Public Safety Master Plan, Indigo, January 15, 2013.

Police Department Service Center (Site TBD)

A new 40,990 square foot service center would provide the City with comprehensive police services through buildout. Sited on at least four to six acres along the 11th Street corridor in a location to be determined, the facility would improve response to existing and new development areas on the southwest side of the City. This facility would serve as a new Police Department Headquarters, including functions such as administration, investigations, patrol, armory, and holding.

Police & Fire Departments Training Facility a Existing Firing Range

The existing 2,296 square foot police firing range site at the south end of town would receive a 758 square foot upgrade and 13,294 square feet of additional space as it grows into a 4.8 acre joint fire and police training facility through buildout.

Cost Estimations

The PFMP includes a preliminary analysis of the public safety impact fees necessary to cover the costs of the proposed new public safety buildings in the City of Tracy. This analysis is based on facilities needs and resulting building program and cost estimates in the PSMP. The purpose of this preliminary fee analysis is to provide an estimate of the impact fee burdens that would be placed on new development, in order to fund the capital facilities program, and to compare the preliminary fee burden with the existing City of Tracy citywide fee program.

Public Facility Design Guidelines

The PSMP augments existing City design and construction guidelines with regional-appropriate measures to achieve sustainability, including extending the survivability of facilities. Key extended survivability and sustainability features recommended for the buildings included in the PSMP include:

- Photovoltaic power for critical needs
- Isolated and protected critical utilities
- Structures designed to "immediate-occupancy" level
- Seismic dampening to improve survivability at same cost

- Energy-efficient design to reduce utility bills, extend survivability
- Use of natural light, ventilation to improve workplace quality, extend survivability
- Design consistent with LEED and CalGreen, making compliance easier.
- Full use of daylighting so most of building can be naturally lit for use in emergency
- Use window shading to reduce summer heat load and air conditioning demand and extend emergency generator power duration
- Provide super-insulation of up to R-40 for walls and between R-30 and R-40 for roofs
- Increase thermal mass through the use of high specific heat and heat capacity materials
- Use nighttime ventilation during the summer
- Use reflective cool roofs where re-roofing is required to reduce roof surface temperatures, heat transmission into the building and "heat island" effect
- Use high-efficiency mechanical systems to reduce utility bills and extend duration of emergency generator power
- Raise sites for minimum 100-year flood protection
- Design two-story buildings to provide a second level retreat in case of severe flooding
- Place critical functions on second floor to provide an area of retreat in case of flooding
- Elevate emergency generator and fuel supply to withstand any flooding risk
- Design consistent with LEED and CalGreen, making compliance easier.

E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology and Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology & Water Quality
☐ Land Use & Planning	☐ Mineral Resources	☐ Noise
☐ Population & Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities & Service Systems	☐ Mandatory Findings of Significance

F. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

SIGNATURE DATE

G. EVALUATION OF ENVIRONMENTAL IMPACTS

As described under Section C, Initial Study/CEQA Guidelines Section 15183 Analysis Purpose and Scope, several environmental effects were adequately addressed in the General Plan EIR and thus are not the subject of this Initial Study/California Environmental Quality Act Guidelines Section 15183 Analysis, but are included for informational purposes. Thus, the environmental issues evaluated in this Initial Study/CEQA Guidelines Section 15183 Analysis include the following in whole or part:

- Aesthetics
- Agricultural & Forest Resources
- Air Quality
- Biological Resources
- Cultural resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

The environmental analysis in this Initial Study/CEQA Guidelines Section 15183 Analysis is patterned after the Environmental Checklist recommended by the *CEQA Guidelines*. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of the Initial Study/CEQA Guidelines Section 15183 Analysis. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- No Impact. The development will not have any measurable environmental impact on the environment.
- Less Than Significant Impact. The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- Less Than Significant With Mitigation Incorporated. The development will have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.

- Potentially Significant Impact. The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

H. ENVIRONMENTAL ANALYSIS

This section analyzes the potential environmental impacts that may result from the proposed Project. For the evaluation of potential impacts, the questions in the Environmental Checklist are stated and answers are provided according to the analysis undertaken as part of the Initial Study/CEQA Guidelines Section 15183 Analysis. The analysis considers the Project's short-term impacts (construction-related), and long-term impacts (operational-related).

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☑	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☑	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☑	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐

Would the Project:

a) *Have a substantial adverse effect on a scenic vista? Determination: Less Than Significant Impact.*

Scenic resources within the City and SOI are associated with open space and agricultural lands, and are a valued asset to the community. Farming and grazing lands and the grassy hillsides of the Diablo Range are identified as scenic resources in the *General Plan* and contribute to the area's heritage. Specifically, scenic resources in the Tracy Planning Area include:

- Views of the Diablo Range. Rising from the southwest portion of the Tracy Planning Area, the Diablo Range extends from near sea level to 1,652 feet and provides a visual barrier between the Central Valley and the San Francisco Bay Area. Generally, the eastern slopes visible from Tracy have not been developed and contain sporadic tree groupings.
- Natural Landscapes Surrounding the Paradise Cut, Old River and Tom Paine Sloughs. Located on the north side of the Tracy Planning Area, these landscapes are represented by streamside vegetation that provides visual contrast as they run through the relatively flat agricultural lands.
- Expansive Agricultural Lands. The land surrounding the City contains agricultural lands that are used for row crops and grazing.
- Hillside Areas. Hillside areas, located on the south-western side of the City to the west of I-580, including in the Tracy Hills Specific Plan area, are a visual amenity for residents of the City and travelers on I-580.
- Electricity-Generating Windfarms. Located on the ridgetops west of the City and close to the Altamont Pass, windfarms are visible from Tracy on clear days.

In addition to the scenic resources described above, the General Plan EIR also identifies entry corridors/gateways and scenic routes in the Tracy Planning Area. Entry corridors or gateways provide both visitors and residents with their initial impression of Tracy and a transition from a rural to urban environment. Interstate 580 (I-580) is a major entry corridor to the Central Valley from the Bay Area. Drivers heading west on Interstate 205 (I-205) are provided with views of the surrounding lands and coastal range beyond Tracy to the southwest. There are also numerous gateways into the City from Interstate roadways. These gateways include exits from I-205 on MacArthur Drive, Tracy Boulevard, Grant Line Road and Eleventh Street, and exits from I-580 at Lammers Road and Corral Hollow Road.

The General Plan EIR contemplated the effects of growth in the City's SOI and Planning Area under a 20-year development scenario and at total buildout for visual quality. The park and recreation amenities and new public building space and upgrades to existing public buildings identified by the PMP, the PFMP, and the PSMP would accommodate growth envisioned for the City by the General Plan during the total buildout scenario timeframe. Thus, because the facilities and upgrades identified by the PMP, the PFMP, and the PSMP would be constructed during the total buildout development scenario timeframe analyzed in the General Plan EIR for

this resource, implementation of the PMP, the PFMP, and the PSMP would not be expected to result in any greater impacts on scenic vistas and views than those identified by the General Plan EIR. As described in the General Plan EIR, in spite of existing policies and regulations to preserve agricultural and open space lands, development projected for the 20-year development scenario and under total buildout of the City limits and SOI would result in significant and unavoidable impacts on scenic views from regional roadways.

The PMP, the PFMP, and the PSMP identify new parkland and recreation amenities, as well as public building and safety space necessary to serve the City's needs at buildout of the City's General Plan. Construction and operation of these facilities has the potential to impact scenic resources and the overall visual character and quality of some areas within the City and SOI. However, it should be noted that the PMP, the PFMP, and the PSMP are policy documents and do not propose the construction or operation of specific projects at this time. Consequently, adoption of the PMP, the PFMP, and the PSMP would not directly result in the construction and operation of infrastructure that could negatively impact scenic vistas. Although, their adoption would indirectly facilitate the construction and operation of facilities that could negatively impact scenic vistas, this potential impact would be less than significant for the reasons described below.

During short-term construction activities, view sheds may be temporarily altered by site disturbance, vegetation removal, and the placement of construction equipment, signage and warning markers. However, construction impacts would be temporary in nature and, therefore, would be less than significant. After construction of the identified infrastructure, long distance views of scenic resources could be permanently altered. As part of the future detailed design of these facilities recommended by the PMP, the PFMP, and the PSMP, the City would require the integration of aesthetic treatments, which would include landscaping requirements to reduce aesthetic impacts. Moreover, the PMP, the PFMP, and the PSMP include design guidelines that contain requirements for building features and recommendations for building styles, materials and finishes, and color strategy, etc.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Determination: Less Than Significant Impact.

Interstate 580 (I-580) is a state-designated scenic highway that stretches approximately 15 miles from I-5 to SR-205 within the City. While the PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings, these facilities could be constructed in future service areas that are in the vicinity of I-205. Nonetheless, the General Plan EIR did not identify any significant visual resources, including trees, rock outcroppings, or historic buildings within the I-580 corridor. Thus, a less than significant impact is anticipated in this regard.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? Determination: Less Than Significant Impact.

As noted in the General Plan EIR, accommodating all the growth beyond the 20-year planning horizon of the proposed General Plan, will convert all (or nearly all) of the undeveloped land in the City limits and SOI to urban uses, thereby altering the overall visual and aesthetic resources in the City, resulting in a significant and unavoidable impact on the existing visual identity and character of the City. Because the facilities and upgrades identified by the PMP, the PFMP, and the PSMP would accommodate growth envisioned for the City by the General Plan beyond the 20-year planning horizon of the General Plan (during the total buildout scenario timeframe), neither the PMP, the PFMP, or the PSMP would be expected to result in any greater impacts on the existing visual identity and character of the City than those identified by the General Plan EIR for this resource.

Regarding the potential for the recommended improvements to substantially degrade the existing visual character or quality of their sites and surroundings, refer to Response I.a, above. Impacts would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Determination: Less Than Significant Impact.

Park and recreation amenities identified in the PMP and new public buildings and upgrades to existing public buildings identified in the PFMP and PSMP would potentially create new sources of light and glare. During construction, job sites would require security lighting and long-term, new parks and public buildings would require security lighting and generate operational light and glare. Both short-term construction and long-term sources of light and glare could adversely affect day or nighttime views in the area.

City Standard Plan #154 establishes minimum requirements for light illumination, but does not have regulations limiting glare. The General Plan EIR determined that the amount of new development envisioned for the City during the General Plan's 20-year development scenario and total buildout scenario would increase light and glare in the City, but adherence to General Plan Policy P5 under Objective CC-1.1, which requires that lighting on private and public property be designed to provide safe and adequate lighting while minimizing light spillage to adjacent properties, would reduce potential impacts to less than significant. Given that the facilities and upgrades identified by the PMP, the PFMP, and the PSMP would be necessary during the total buildout development scenario analyzed in the General Plan EIR, impacts associated with the PMP, the PFMP, and the PSMP would not be expected to be any greater than those identified by the General Plan EIR.

Regardless, the City addresses light and glare issues on a case-by-case basis during the development review process and typically adds requirements to shield and protect against light spillover from one property to the next as conditions of project approval. Title 10.08.4000 of the Tracy Municipal Code requires that site plans and architectural design include exterior lighting and devices, and be reviewed by the Development and Engineering Department. Adherence to required City lighting standards would reduce potential impacts to less than significant.

II. AGRICULTURE RESOURCES

AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☑	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☑	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☑
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☑	☐

Would the Project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and

Monitoring Program of the California Resources Agency, to non-agricultural use? Determination: Less Than Significant Impact with Mitigation Incorporated.

According to the General Plan, there are a total of 41,087 acres of land identified as Prime Farmland, Unique Farmland, Farmland of Statewide Importance and Farmland of Local Importance within the Tracy Planning Area, SOI and City limits combined. Of this amount, 29,125 acres are located within the Tracy Planning Area outside the SOI, 7,072 acres are within the SOI outside the City limits, and 4,890 acres are located within the City limits. Farmland along the I-580 corridor and the south side of the City is designated as Farmland of Local Importance, which is defined as land of importance to the local economy.

According to the General Plan EIR, despite mitigation programs and supportive policies intended to reduce conversions of farmland and curb impacts on agricultural resources on a larger scale, the permanent loss of farmland that would occur as a result of the amount of growth expected by the General Plan at total buildout would result in a significant and unavoidable impact on agricultural resources. The parkland, recreation amenities, new public buildings/upgrades, and new public safety buildings/upgrades identified by the PMP, PFMP, and PSMP respectively would be necessary during the total buildout development scenario analyzed in the General Plan EIR and would not be expected to result in any greater loss or conversion of agricultural resources than identified in the General Plan EIR.

While the PMP, PFMP, and PSMP do not specify the exact location of new parks or recreation facilities or public buildings, some of these facilities could be constructed in future service areas that are currently under agricultural production; however, no future service area carries a General Plan designation of Agriculture. As discussed in the General Plan EIR, the City currently uses several regulatory tools for the protection of agricultural resources, including its participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan and an Agricultural Mitigation Fee Ordinance that is used to collect in-lieu fees for impacts from development on agricultural land. These funds will eventually be utilized for the purchase of conservation easements on agricultural lands. Future park and recreation and public building projects proposed on agricultural land would be subject to these regulatory requirements. More specifically, any new park and recreation facilities or public buildings proposed in existing agricultural areas would be required to comply with the requirements of the City's Agricultural Mitigation Fee Ordinance to reduce any potential conversion of farmland to less than significant, as identified below in Mitigation Measure 1.

> ***Mitigation Measure 1:*** **Prior to issuance of grading permits for any new park and recreation or public building projects proposed on agricultural land, the City shall pay the appropriate Agricultural Mitigation Fee, in accordance with Chapter 13.28 of the Tracy Municipal Code.**

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? Determination: Less Than Significant Impact with Mitigation Incorporated.*

According to the General Plan EIR, despite policies in the General Plan to support and encourage preservation of Williamson Act lands and the voluntary nature of the Williamson Act program, total buildout of the City limits and SOI may result in the significant and unavoidable conversion of approximately 3,867 acres of land under Williamson Act contracts to urban uses. The parkland, recreation amenities, new public buildings/upgrades, and new public safety buildings/upgrades identified by the PMP, PFMP, and PSMP, respectively would be necessary during the total buildout development scenario analyzed in the General Plan EIR and would not be expected to result in any greater conversion of Williamson Act lands than identified in the General Plan EIR.

As described in Response II(a), above, the PMP, PFMP, and PSMP do not specify the exact location of new parks or recreation facilities or public buildings. However, any new park and recreation facilities or public buildings proposed in existing agricultural areas would be required to comply with the requirements of the City's Agricultural Mitigation Fee Ordinance, which would reduce any potential effects on agriculturally zoned land or land under a Williamson Act contract to less than significant, as identified above in Mitigation Measure 1.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? Determination: No Impact.*

No land located within the SOI or City limits is currently classified as forest land, timberland, or timberland zoned for production. Therefore, facilities identified by the PMP, PFMP and PSMP would not conflict with existing zoning or cause rezoning of any such land. No impact would result.

d) *Result in the loss of forest land or conversion of forest land to non-forest use? Determination: No Impact.*

Refer to Response II(c), above.

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? Determination: Less Than Significant Impact.*

As described in the General Plan EIR, in spite of County and City policies to help minimize conflicts between agricultural and urban uses and reduce pressure for additional conversion of agricultural land to non-agricultural use, development envisioned by the General Plan at total buildout would result in additional and incompatible urban development adjacent to agricultural uses. This is a significant and unavoidable impact of implementation of the General Plan. The General Plan EIR determined that no additional mitigation is available. The facilities identified by the PMP, PFMP and PSMP would accommodate the growth envisioned for buildout of the General Plan. Thus, implementation of the PMP, PFMP and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

As described in Response II(a), above, the PMP, PFMP, and PSMP do not specify the exact location of new parks or recreation facilities or public buildings. Due to the nature of the identified facilities (new parks, community services building, fire stations, and police substation), it is unlikely that these types of facilities would intensify pressure for additional conversion of agricultural land to non-agricultural use. Less than significant impacts would result.

III. AIR QUALITY

AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☑	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☑	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☑	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☑	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☑	☐	☐

Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan (San Joaquin Valley Air Pollution Control District)? Determination: Less than Significant Impact with Mitigation Incorporated.

The City of Tracy is located within the San Joaquin Valley Air Basin (Basin). The San Joaquin Valley Air Pollution Control District (SJVAPCD) has jurisdiction over most air quality matters

in the Basin and is tasked with implementing programs and regulations required by the federal and state Clean Air Acts.

Air Quality Plans (AQPs) applicable to the proposed PMP, PFMP, and PSMP include SJVAPCD's Ozone Plans (One-Hour and Eight-Hour) and Particulate Matter Plans (PM_{10} and $PM_{2.5}$), which are part of the State Implementation Plan (SIP). The Basin is considered a non-attainment area for ozone and respirable particulate matter (PM_{10} and $PM_{2.5}$).

The California Clean Air Act (CCAA) requires non-attainment areas with severe to extreme air quality problems to provide for a five percent reduction of non-attainment emissions per year. The AQPs for ozone and PM_{10} prepared for the Basin by the SJVAPCD fulfill this requirement. Banked emission reduction credits are included in the emissions inventories and provide an additional means to attaining the required five percent reduction in these inventories per year.

Air quality conformity to an implementation plan as required in CCAA Section 176(c) is defined as: "Conformity to the plan's purpose of eliminating or reducing the severity and number of violations of the national ambient air quality standards and achieving expeditious attainment of such standards; and that such activities would not (i) cause or contribute to any new violation of any standard in any area; (ii) increase the frequency or severity of any existing violation of any standard in any area; or (iii) delay timely attainment of any standard or any required interim emission reductions or other milestones in any area." The Air Quality Conformity document adopted July 20, 2006, demonstrates that the federally approved Regional Transportation Plan (RTP) and the Federal Transportation Improvement Program (FTIP) conform to the SIP for controlling air pollution sources.

If a project is found to interfere with the region's ability to comply with federal and state air quality standards, local governments then need to consider project modifications or provide mitigation measures to eliminate the inconsistency of the project plans. In order for a project to be considered "consistent" with the latest AQP, the proposed project must be consistent with the goals, objectives, and assumptions in the respective plan to achieve federal and state air quality standards.

The facilities identified by the PMP, PFMP, and PSMP would accommodate the growth envisioned for buildout of the General Plan. Thus, the PMP, PFMP, and PSMP would not result in greater vehicle miles traveled (VMT) than studied in the General Plan EIR and could not result in a conflict with SJVAPCD AQPs. Implementation of the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

The SJVAPCD regulations that would be applicable to the PMP, PFMP, and PSMP are summarized below.

<u>Regulation VIII (Fugitive Dust PM10 Prohibitions)</u>
Rules 8011-8081 are designed to reduce PM_{10} emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and track out, landfill operations, etc.

Rule 4101 (Visible Emissions)
This rule prohibits emissions of visible air contaminants to the atmosphere and applies to any source operation that emits or may emit air contaminants.

SJVAPCD's 2002 Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) defines analysis methods, thresholds of significance, and mitigation measures for the assessment of air quality impacts and was used in the following air quality analysis of the Project. It should be noted that the SJVAPCD does not require quantification of construction-related emissions.

The PMP, PFMP, and PSMP identify the features necessary to ensure that there are park and recreation amenities and public buildings capable of accommodating the needs of the projected population of ultimate General Plan buildout. A specific buildout schedule for identified parks, recreation facilities, and other public buildings has not yet been developed because individual facility construction would occur as needed. Implementation of proposed components of the PMP, PFMP, and PSMP would be dependent on increased population within the Tracy Planning Area.

Construction activities are a source of fugitive dust (PM_{10}) that may have a substantial, although temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working within the area of individual park and recreation or public building projects. Fugitive dust emissions are associated with land clearing, excavation, cut and fill, and truck travel on unpaved roadways. Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions.

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from construction sites, emissions produced at the sites as the equipment is used, and emissions from trucks transporting materials to and from the sites. Emitted pollutants would include carbon monoxide (CO), reactive organic gasses (ROG), nitrogen dioxide (NOX), sulfur dioxide (SOX), and coarse particulate matter (PM_{10}). Standard SJVAPCD regulations such as maintaining all construction equipment in proper tune and shutting down equipment when not in use for extended periods of time would be required.

Impacts associated with short-term construction emissions for individual projects proposed as part of the PMP, PFMP, and PSMP would be less than significant with the implementation of Mitigation Measure 2, described below. Operation of proposed PMP, PFMP, and PSMP facilities would involve two primary activities that would generate air emissions: 1) electricity generation for building and facility operation; and, 2) mobile source emissions from patrons and employees. These activities would not result in significant air quality impacts. Regardless, individual project proposals would be subject to review under CEQA and would undergo project specific evaluation of potential air quality impacts.

> ***Mitigation Measure 2:*** **Prior to the issuance of grading permits the contractor for individual park and recreation and public building projects shall submit a construction emission plan to demonstrate to the City of Tracy that**

demonstrates how construction activities would comply with the following emissions control measures:

- **Properly and routinely maintain all construction equipment, as recommended by manufacturer's manuals, to control exhaust emissions.**
- **Shut down equipment when not in use for extended periods of time, to reduce exhaust emissions associated with idling engines.**
- **Encourage ride-sharing and use of transit transportation for construction employees commuting to the individual sites.**
- **Use electric equipment for construction whenever possible in lieu of fossil fuel-fired equipment.**
- **Curtail construction during periods of high ambient pollutant concentrations.**
- **Construction equipment shall operate no longer than eight cumulative hours per day.**
- **All construction vehicles shall be equipped with proper emission control equipment and kept in good and proper running order to reduce NOx emissions.**
- **On-Road and Off-Road diesel equipment shall use aqueous diesel fuel if permitted under manufacturer's guidelines.**
- **On-Road and Off-Road diesel equipment shall use diesel particulate filters if permitted under manufacturer's guidelines.**
- **On-Road and Off-Road diesel equipment shall use cooled exhaust gas recirculation (EGR) if permitted under manufacturer's guidelines.**
- **Use of Caterpillar pre-chamber diesel engines or equivalent shall be utilized if economic and available to reduce NOx emissions.**
- **All construction activities within the individual sites shall be discontinued during the first stage smog alerts.**
- **Construction and grading activities shall not be allowed during first stage ozone alerts. First stage ozone alerts are declared when the ozone level exceeds 0.20 ppm (1-hour average).**

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Determination: Less than Significant Impact with Mitigation Incorporated.*

Construction of park and recreation facilities and public buildings identified by the PMP, PFMP, and PSMP could result in the generation of air pollutant emissions from construction equipment and vehicles. Grading and earthwork required for the construction of the identified facilities could generate dust and contribute particulate matter to the air basin. Long-term, electricity and fossil fuels would be necessary to operate some of the facilities identified by the PMP, PFMP, and PSMP (i.e. building lights/heating/air conditioning, safety lighting, etc.). However, the identified facilities would accommodate buildout of the General Plan and thus, would not be expected to result in any greater impacts than identified in the General Plan EIR. Regardless,

refer to Response III (a), above, individual project proposals would be subject to review under CEQA, which would specifically evaluate potential project-specific air quality impacts. Mitigation Measure 2 would reduce construction-related air quality impacts to less than significant.

c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Determination: Less than Significant Impact with Mitigation Incorporated.*

The PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR. Refer to Response III (a), above. , individual project proposals would be subject to review under CEQA and would undergo project specific evaluation of potential air quality impacts. Mitigation Measure 2 would reduce construction-related air quality impacts to less than significant.

d) *Expose sensitive receptors to substantial pollutant concentrations? Determination: Less than Significant Impact with Mitigation Incorporated.*

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. Development of the proposed facilities could result in pollutant emissions from short-term construction activities (i.e., soil processing and placement). However, these impacts would be temporary in nature and would cease upon construction completion. In addition, implementation of Mitigation Measure 2 would ensure that impacts are less than significant.

During the operational phase, the park and recreation amenities and public buildings identified by the PMP, PFMP, and PSMP would not be expected to expose sensitive receptors to substantial pollutant concentrations, as the park and recreation amenities and public buildings generally do not typically emit substantial amounts of noxious or hazardous pollutants. Thus, the facilities identified by each master plan would be expected to result in less than significant impacts in this regard. Furthermore, the identified facilities would be constructed to serve the buildout growth of the General Plan and as such would not be expected to result in any greater impacts than identified in the General Plan EIR.

e) *Create objectionable odors affecting a substantial number of people? Determination: Less than Significant Impact with Mitigation Incorporated.*

While all three master plans would accommodate buildout of the General Plan and would not be anticipated to result in any greater odor impacts than identified in the General Plan EIR, each is a policy document that does not propose the construction and operation of specific park and recreation facilities or public buildings at this time, but would indirectly facilitate the construction and operation of park and recreation facilities or public buildings.

Construction activities may generate detectable odors from heavy-duty equipment exhaust. Odors associated with diesel and gasoline fumes would occur during the construction phase and may affect residents in the vicinity of individual projects. However, these odors would be temporary in nature and would cease upon the completion of construction. Adherence to Mitigation Measure 2 would reduce potential impacts to less than significant.

As noted above in Response III(d) above, the park and recreation amenities and public buildings identified by the PMP, PFMP, and PSMP generally do not emit objectionable odors. Thus, during the operational phase, the park and recreation amenities and public buildings identified by the PMP, PFMP, and PSMP would not be anticipated to create objectionable odors. Consequently, during operation, impacts would be less than significant.

IV. BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☑	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☑	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☑	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	☐	☑	☐	☐

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☑	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☑	☐	☐

The following discussion summarizes the findings in the Biotic Resources Report prepared for all of the proposed City of Tracy updated infrastructure master plans by H.T. Harvey and Associates in May 2012 (*City of Tracy Infrastructure Master Plans Biotic Resources Report*, H.T. Harvey and Associates, May 2012).

Would the Project:

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? Determination: Less Than Significant Impact with Mitigation Incorporated.*

The project area is located within the jurisdiction of the San Joaquin County Multi-species Habitat Conservation and Open Space Plan (SJMSCP), and the City is an eligible SJMSCP participant. This plan outlines mitigation measures for species and habitats known or likely to occur in the region. The species covered by the SJMSCP were reviewed prior to a reconnaissance field survey and cross referenced with California Natural Diversity Data Base (CNDDB) records to refine a targeted list of sites that were sampled. Particular attention was given to federally and/or state-listed species, plants considered rare by the California Native Plant Society (CNPS 2010, 2012), protected wildlife, and wildlife species of special concern.

The following ten federal and state endangered and threatened plant and wildlife species have the potential to occur on one or more of the proposed City of Tracy long-term master plans project sites: large-flowered fiddleneck, Conservancy fairy shrimp, longhorn fairy shrimp, vernal pool fairy shrimp, valley elderberry longhorn beetle, California tiger salamander, California redlegged frog, giant garter snake, Swainson's hawk, and San Joaquin kit fox. "Take" of one or more of these species could occur during construction of infrastructure facilities throughout the project area. Take of individuals of any of these species would constitute a significant impact under CEQA. However, implementation of the following mitigation measures would reduce impacts on these species to less than significant levels and fully comply with the SJMSCP.

Mitigation Measure 3: ***Pre-construction Surveys and SJMSCP coordination. Pre-construction surveys shall be conducted by the Joint Powers Authority (JPA) prior to any project-related activities that may impact special status-species identified in Table 4 (as per section 5.2.2.1 through 5.2.2.5 of the SJMSCP, Appendix I). If construction activities would result in impacts to any of these species, the mitigation measures specified for that particular species within either Table 4 or 5 shall be implemented.***

Mitigation Measure 4: ***Incidental take minimization measures for FESA and CESA listed species. Incidental take minimization measures shall be performed per the requirements of the SJMSCP, as outlined in Table 4. Implementation of these measures would reduce the potential of take of federal and state endangered and threatened wildlife species to less than significant levels and fully comply with the SJMSCP.***

Table 4
Incidental Take Minimization Measures – FESA and CESA Species

Species	Status	Incidental Take Minimization Measures
Large-flowered fiddleneck (*Amsinckia grandiflora*)	FE, SE, CNPS 1B.1	Pre-construction surveys will need to be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If large-flowered fiddleneck if found, the SJMSCP requires complete avoidance of plant populations onsite in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Conservancy fairy shrimp (*Branchinecta conservatio*)	FE	Delay construction until pools are dry, collect and store soil samples, and conduct pre-construction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Longhorn fairy shrimp (*Branchinecta longiantenna*)	FE	Delay construction until pools are dry, collect and store soil samples, and conduct pre-construction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Vernal pool fairy shrimp (*Branchinecta lynchi*)	FT	Delay construction until pools are dry, collect and store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)	FT	Survey site for presence of elderberry shrubs; if elderberry shrubs present, implement measures in Section 5.2.4.25 of the SJMSCP.
California tiger salamander (*Ambystoma californiense*)	FT, ST	Project implementation could be delayed due to species lengthy presence/ absence surveys at sites indicated. See Sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.

Species	Status	Incidental Take Minimization Measures
California red-legged frog (*Rana draytonii*)	FT, CSSC	Establish a 300-foot setback around occupied habitat, as described in Section 5.2.4.7 of the SJMSCP.
Swainson's hawk (*Buteo swainsoni*)	ST	Retention of nest trees or removal of such trees between September 1 and February 15, as detailed in Section 5.2.4.11 of the SJMSCP.
Giant garter snake (*Thamnophis gigas*)	FT, ST	Full avoidance of giant garter snake known occupied habitat is required. Implement the nine avoidance and minimization measures detailed in Section 5.2.4.25 of the SJMSCP.
San Joaquin kit fox (*Vulpes macrotis mutica*)	FE, ST	Pre-construction surveys prior to commencement of ground disturbance for projects located in the Southwest Zone or Southwest/Central transition Zone, as detailed in Section 5.2.4.1 of the SJMSCP.

Source: *City of Tracy Infrastructure Master Plans Biotic Resources Report*, H.T. Harvey and Associates, May 2012.

Table 5
SJMSCP Compensation Ratios

Habitat type converted from open space use	Required Compensation Ratio	Description
Agricultural Habitat Lands	1:1	One acre of preserve acquired, enhanced and managed in perpetuity for each acre of habitat converted from Open Space use.
Natural Lands - Non-Wetlands (e.g., oak woodlands)	3:1	Three acres of preserve acquired, enhanced and managed in perpetuity for each acre of habitat converted from Open Space use.
Natural Lands - Vernal Pools within Vernal Pool Zone	2:1 Preservation plus 1:1 Creation (3:1 total)	Create one acre of habitat and preserve two acres of existing habitat for each acre converted from Open Space use resulting in three total acres of preserve. Preserves include both wetted surface area and upland grasslands surrounding vernal pools and protecting their watersheds. Creation component shall emphasize restoration of pre-existing vernal pools, wherever feasible.

Natural Lands - Wetlands Other than Vernal Pools	At least 1:1 Creation Plus 2:1 Preservation (3:1 total)	SJMSCP may: (1) create one acre habitat, preserve two existing acres of habitat; (2) create two acres habitat, preserve one acre existing habitat; or (3) create three acres of habitat, preserve zero acres of existing habitat. All options result in three acres of preserve.

Source: *City of Tracy Infrastructure Master Plans Biotic Resources Report*, H.T. Harvey and Associates, May 2012.

The proposed infrastructure projects have the potential to result in loss of habitat of federal and state endangered and threatened plant and wildlife species covered under the SJMSCP. Losses of habitat occupied by any these species would constitute a significant impact under CEQA. However, implementation of the following mitigation measures would reduce impacts to these species to less than significant levels and fully comply with the SJMSCP.

> ***Mitigation Measure 5:*** ***Purchase compensation habitat or pay fee to offset losses of habitat of special-status species. Under the SJMSCP, mitigation for loss of habitat of federal and state endangered and threatened plant and wildlife species allows for a fee-based approach based on the habitat type that is to be converted from open space use. That fee structure is as follows:***
>
> ***A. $7,195 per acre for Conversion of Multi-Purpose Open Space Lands***
>
> ***B. $14,372 per acre for Conversion of Agricultural Habitat Lands and Natural Lands (except for vernal pools)***
>
> ***C. $81,989 per acre for the wetted surface area of vernal pools and $41,534 per acre for the upland grasslands surrounding vernal pools. The SJMSCP assumes a 12% wetted surface area for vernal pool grasslands.***

The following 25 state species of special concern, state fully protected, and other SJMSCP covered plant and wildlife species have the potential to occur on one or more of the proposed City of Tracy long-term master plans project sites:

- Slough thistle
- diamond-petaled California poppy
- showy golden madia
- Sanford's sagittaria
- caper-fruited tropidiocarpum
- midvalley fairy shrimp
- western spadefoot
- western pond turtle
- San Joaquin coachwhip
- coast horned lizard

- burrowing owl
- Cooper's hawk
- western grebe
- tricolored blackbird
- short-eared owl
- northern harrier
- white-tailed kite
- California horned lark
- loggerhead shrike
- western mastiff bat
- western red bat
- long-eared myotis
- Yuma myotis
- San Joaquin pocket mouse
- American badger

Injury or mortality of one or more of these species could occur during construction of infrastructure facilities throughout the project area. Injury or mortality of significant numbers of individuals of species of special concern, state fully protected, and other SJMSCP-covered species would constitute a significant impact under CEQA. However, implementation of Mitigation Measure 3 (above) in addition to the following mitigation measures would reduce impacts to these species to less than significant levels and fully comply with the SJMSCP.

> ***Mitigation Measure 6:*** ***Incidental take minimization measures for sensitive and special-status species. Incidental take minimization measures shall be performed per the requirements of the SJMSCP (Table 6). Implementation of these measures would reduce the potential of injury or mortality of state species of special concern, state fully protected, and other SJMSCP covered wildlife species to less than significant levels and fully comply with the SJMSCP.***

Table 6
Incidental Take Minimization Measures – CSSC, State Fully Protected and SJMSCP Covered Species

Name	Status	Incidental Take Minimization Measures
Slough thistle (*Cirsium crassicaule*)	CNPS 1B.1	Pre-construction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If slough thistle is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Diamond-petaled California poppy	CNPS 1B.1	Pre-construction surveys shall be performed

Name	Status	Incidental Take Minimization Measures
(*Eschscholzia rhombipetala*)		as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If diamond-petaled California poppy is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Showy golden madia (*Madia radiate*)	CNPS 1B.1	Pre-construction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If showy golden madia is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Sagittaria sanfordii (*Sanford's sagittaria*)	CNPS 1B.2	Pre-construction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If showy Sanford's sagittaria is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Caper-fruited tropidiocarpum (*Tropidiocarpum capparideum*)	CNPS 1B.1	Pre-construction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If caper-fruited tropidiocarpum is found, Section 5.2.4.29C of the SJMSCP specifies acquisition or consultation measures required.
Midvalley fairy shrimp (*Branchinecta mesovallensis*)	SJMSCP	Delay construction until pools are dry, collect and store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Western spadefoot (*Spea hammondii*)	CSSC	Conduct species surveys in accordance with current Technical Advisory Committee (TAC)-approved protocol, as described in sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.
Western pond turtle (*Actinemys marmorata*)	CSSC	300-400 foot buffer area required from known nesting sites, as described in Section 5.2.4.10 of the SJMSCP.

Name	Status	Incidental Take Minimization Measures
San Joaquin coachwhip (whipsnake) (*Masticophis flagellum ruddocki*)	CSSC	Incidental take measures to be formulated by TAC if discovered on a project site, as described in Section 5.2.4.10 of the SJMSCP.
Coast (California) horned lizard (*Phrynosoma blainvillii*)	CSSC	Incidental take measures to be formulated by TAC if discovered on a project site, as described in Section 5.2.4.10 of the SJMSCP.
Burrowing owl (*Athene cunicularia*)	CSSC	Allow growth of vegetation onsite to a height of 36 inches prior to construction, disk site to prevent colonization by owls, or evict resident owls, if present, as detailed in Section 5.2.4.15 of the SJMSCP.
Cooper's hawk (*Accipiter cooperii)*	SJMSCP	Establish 100-foot setback from nesting areas, as described in Section 5.2.4.19 of the SJMSCP.
Western grebe (*Aechmophorus occidentalis*)	SJMSCP	Establish a 500-foot setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Tricolored blackbird (*Agelaius tricolor*)	CSSC	Avoid breeding colonies whenever possible. Otherwise, establish a 500-foot buffer during the nesting season, as described in Section 5.2.4.16 of the SJMSCP.
Short-eared owl (*Asio flammeus*)	CSSC	Establish a 500-foot setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Northern harrier (*Circus cyaneus*)	CSSC	Establish a 500-foot setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
White-tailed kite (*Elanus leucurus*)	SP	Conduct pre-construction surveys, as described in Section 5.2.4.19 of the SJMSCP.
California horned lark (*Eremophila alpestris actia*)	SJMSCP	Establish a 500-foot setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.

Name	Status	Incidental Take Minimization Measures
Loggerhead shrike (*Lanius ludovicianus*)	CSSC	Establish a 100-foot setback from nesting areas, as described in Section 5.2.4.16 of the SJMSCP.
Western mastiff bat (*Eumops perotis californicus*)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Western red bat (*Lasiurus blossevillii*)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Long-eared myotis (*Myotis evotis*)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Yuma myotis (*Myotis yumanensis*)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
San Joaquin pocket mouse (*Perognathus inornatus*)	SJMSCP	Incidental Take Minimization Measures shall be formulated prior to ground disturbance by the TAC and approved by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC in accordance with the SJMSCP's Adaptive Management Plan (Section 5.9.4).
American badger (*Taxidea taxus*)	CSSC	Monitor occupied dens and destroy only when burrow is unoccupied; establish a 200-foot buffer around natal dens, as described in Section 5.2.4.26 of the SJMSCP.

Source: *City of Tracy Infrastructure Master Plans Biotic Resources Report*, H.T. Harvey and Associates, May 2012.

The following plant species are not covered in the SJMSCP:

- California androsace
- big tarplant
- round-leaved filaree
- Lemmon's jewelflower

- Parry's red tarplant
- gypsum-loving larkspur
- hogwallow starfish

However, they are tracked by the CNDDB and CNPS. These species could be directly impacted and killed by construction of infrastructure facilities throughout the project area. Implementation of Mitigation Measure 7 would reduce the potential impact on these species to a less than significant level.

If any of the CNPS-listed plant species are found within or directly adjacent to the proposed work area, a species-specific determination of potential significance would be conducted for each plant species by a qualified plant ecologist. If project activities would result in the loss of:

(a) suitable habitat for less than five percent of the known individual plants of the species documented as occurring within 50 miles of the impact location, if known; or,
(b) less than five percent of the known populations of the species if the total number of individuals is unknown

then impacts would be deemed less than significant and no further mitigation measures would be required. This impact would be considered less than significant because regional populations would remain abundant following project implementation and the project would not substantially reduce the number or range of these species.

If project activities would result in loss of habitat for more than five percent of the known populations or individuals of these species regionally documented as occurring within 50 miles of the impact location, the project proponent shall implement Mitigation Measures 8 and 9 below.

It is likely that if found, impacts to small populations of List 4 species would be considered less than significant. These plant species are widely distributed, with many known, extant populations occurring in many counties. In other cases, the species are considered to be more rare but the amount of suitable habitat present on site is limited, meaning that any potentially present populations are likely to be small in size and therefore impacts to these would likely also be less than significant. However, impacts to populations of more restricted, rare, or declining species are likely to be considered significant unless mitigated. Finally, for those species that have a potential to occur on site as a large population due to the abundance of potentially suitable habitat on site, impacts to a large population of so-called "watch-list" (i.e., CNPS List 3 and 4) species may be considered significant unless mitigated.

> ***<u>Mitigation Measure 7:</u> Pre-construction Surveys. PMP, PFMP, and PSMP project sites shall be surveyed for special-status plant species in a year with rainfall totals within the normal range for the area. Surveys shall be floristic in nature and shall be conducted in accordance with the most current USFWS, CDFG, and CNPS guidelines (USFWS 2002, CDFG 2000, CDFG 2009, and***

CNPS 2001). Surveys shall cover all areas intended for both development and compensatory mitigation.

<u>Mitigation Measure 8:</u> Avoidance. Potentially significant impacts to special-status plants shall be avoided to the extent feasible. In consultation with a plant ecologist, the PMP, PFMP, and PSMP projects shall to the extent feasible be redesigned, constructed, and operated to reasonably avoid direct and indirect impacts to special-status plant populations.

<u>Mitigation Measure 9:</u> Mitigation. To compensate for permanent impacts to special-status plant species, habitat that is not already public land shall be preserved and managed in perpetuity at a 1:1 mitigation ratio (one acre preserved for each acre impacted) or the appropriate fee shall be paid to purchase habitat to be preserved and managed in perpetuity at a 1:1 mitigation ratio. Impacts could include direct impacts resulting from loss of habitat or indirect impacts if a significant population or portion thereof is unable to be avoided. The preserved habitat for a significantly impacted plant species shall be of equal or greater habitat quality to the impacted areas in terms of soil features, extent of disturbance, vegetation structure, and dominant species composition, and shall contain verified extant populations of the special-status species impacted. The permanent protection and management of mitigation lands shall be ensured through an appropriate mechanism, such as a conservation easement or fee title purchase. A conservation easement could be held by CDFG or an approved land management entity and shall be recorded within a time frame agreed upon by CDFG.

The future PMP, PFMP, and PSMP project sites would potentially result in losses of habitat for state species of special concern, state fully protected, other SJMSCP-covered wildlife species, and CNPS listed plant species covered under the SJMSCP. Losses of habitat occupied by any of these species could constitute a significant impact under CEQA. However, implementation of Mitigation Measures, 4, 5, 6, 7, and 9 (above) would compensate for losses of habitat of state species of special concern, state fully protected, other SJMSCP-covered wildlife species, and CNPS listed plant species to less than significant levels and fully comply with the SJMSCP.

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? <u>Determination: Less Than Significant Impact with Mitigation Incorporated.</u>*

The ephemeral drainages located within sample sites identified during the reconnaissance level surveys conducted by H.T. Harvey for the proposed City of Tracy Infrastructure Master Plans do meet the definition of a stream and may fall under the jurisdiction of CDFG. These features, in addition to all canals, ditches, and other irrigation features along Road 224, potentially qualify as "waters of the state" and are subject to regulation by the Regional Water Quality Control Board. The California Fish and Game Commission maintains a "no net loss" policy related to wetlands.

Construction activities that impact areas defined as "wetlands" may be considered significant under CEQA. Mitigation Measure 5 identified above and the following Mitigation Measure 10 would reduce impacts to this habitat to a less than significant level.

> ***Mitigation Measure 10:*** ***Pre-construction Surveys and SJMSCP coordination. Pre-construction surveys to identify significant impacts shall be conducted prior to any project-related activities that may encroach into regulated habitats or disturb native vegetation. If regulated habitats are impacted by project activities, planned activities can either avoid these resources or work in conjunction with the regulatory agencies to minimize, mitigate, and permit the activities. A Streambed Alteration Agreement typically can be obtained within 90 days of submittal of a complete application, including a permit fee. Project activities that reduce the cross-sectional area of a stream and/or remove riparian and wetland vegetation require compensatory mitigation and monitoring. Moreover, CDFG agreements for projects in agricultural and native settings frequently include pre-construction surveys and reporting and construction monitoring to ensure protection of wildlife resources. Activities that result in impacts to waters of the state, may require that the project applicant file a Report of Waste Discharge with the Regional Water Quality Control Board.***

c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? Determination: Less Than Significant Impact with Mitigation Incorporated.*

A detailed wetland delineation was not conducted on any of the City of Tracy Infrastructure Master Plans project sites. A review of the United States Fish and Wildlife Service Wetlands Geodatabase (http://wetlandsfws.er.usgs.gov/wtlnds/launch.html) indicated the presence of several potential jurisdictional wetlands near the project area, although none occurred within any of the City of Tracy Infrastructure Master Plans project sites that were visited during the reconnaissance surveys of the project area.

The Delta Mendota Canal and the California Aqueduct may be subject to the jurisdiction of the USACE. However, the park and recreation amenities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP is unlikely to affect these canals, and likely to only affect small lateral canals and ditches excavated in uplands. These lateral canals and ditches are maintained on an annual basis and are dry for a significant part of the year. Based on prior experience with similar features and on field characteristics encountered in the project area, H.T. Harvey concluded that these lateral canals and ditches do not represent habitats within the regulatory jurisdiction of the USACE. Project activities within these locations are unlikely to affect jurisdictional waters. The streams and potential wetlands located within the Tracy Hills area and the northern region of the project area are likely subject to the jurisdiction of the USACE. H.T. Harvey recommends that the following avoidance and mitigation measure be implemented to reduce the potential impacts to wetlands to a less than significant level.

> ***Mitigation Measure 11:*** ***Implement SJMSCP Clean Water Act requirements. Section 5.6 of the SJMSCP states that until such time that a Clean Water Act regional general permit or its equivalent is issued for coverage under the SJMSCP, acquisition of a Section 404 permit by project proponents shall continue to occur as required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.***

d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Determination: Less Than Significant Impact with Mitigation Incorporated.*

The parkland, recreational facilities, public building, and public safety facilities identified by the PMP, PFMP, and PSMP are sufficiently small and widely dispersed such that no substantial interference with native wildlife movements or corridors would occur as a result of any individual project.

Projects in which nursery sites could be impacted are addressed in impact discussions associated with take of federal and state endangered and threatened wildlife species (Mitigation Measure 3) and injury or mortality of state species of special concern, state fully protected, and other SJMSCP-covered wildlife species (Mitigation Measure 4). Species with the potential to have nursery sites at individual park and recreation, public building, and public safety facility project sites are identified in Table 4. However, implementation of Mitigation Measure 3, 4, and 5 above would incorporate the implementation of the relevant incidental take minimization measures detailed in the SJMSCP. Implementation of Mitigation Measures 3, 4, and 5 would reduce impacts to nursery sites to less than significant levels and fully comply with the SJMSCP.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Determination: Less Than Significant Impact.

The City has a tree ordinance (Tracy Municipal Code [T.M.C.] (Chapter 7.08) that protects "street trees" planted within rights-of-way or planting easements. Any park and recreation, public building, or public safety facility projects identified by the PMP, PFMP, and PSMP would be required to adhere to the rules and regulations set forth in Chapter 7.08 of the T.M.C. Therefore, impacts would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? Determination: Less Than Significant Impact with Mitigation Incorporated.

The entire project area is located within the jurisdiction of the SJMSCP. The implementation of Mitigation Measures 3 through 11 described above would ensure that any potential impacts to special-status species or habitats, which may be associated with implementation of the PMP, PFMP, or PSMP, are addressed accordingly to the provisions of the SJMSCP. Therefore, the PMP, PFMP, and PSMP would not conflict with the provisions of an adopted habitat

conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan, including the SJMSCP.

V. CULTURAL RESOURCES

CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	☐	☑	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	☑	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☑	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☑	☐

Would the Project:

a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5? Determination: Less Than Significant Impact with Mitigation Incorporated.*

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or represent a historically significant style, design, or achievement. Damage to or demolition of such resources is typically considered a significant impact. Direct impacts on historic resources can occur through their destruction or removal and indirect impacts can occur from a change in the setting of a historic resource.

According to the General Plan EIR, policies and guiding mechanisms in the General Plan would reduce potential impacts on cultural resources, including historic resources that could occur as a result of total buildout of the General Plan to less than significant. The park and recreation needs public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP would be necessary during the total buildout development scenario analyzed in the General Plan EIR for this resource. As such, when specific facilities identified by the PMP, PFMP, and PSMP are proposed for construction and operation, it would be expected to result in less than significant

impacts on historic resources through the implementation of policies and guiding mechanisms identified in the General Plan.

No facilities associated with the PMP, PFMP, or PSMP are proposed in areas that currently contain known historic resources. However, during construction, unknown and/or undocumented historic resources may be uncovered. With implementation of Mitigation Measure 12, impacts would be reduced to less than significant.

> ***Mitigation Measure 12:*** **If during ground-disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.**
>
> 1. **All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the City and a qualified archaeologist to discuss the significance of the find.**
> 2. **The archaeologist shall recommend appropriate actions, in cooperation with the City and contractor.**
> 3. **Grading or further ground disturbance shall not resume within the area of the discovery until a determination has been reached by the City as to the appropriate mitigation.**

b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5? Determination: Less Than Significant Impact with Mitigation Incorporated.*

Archaeological sites are locations that contain resources associated with former human activities, and may contain human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. The Tracy Planning Area contains known archaeological sites and likely contains undiscovered archaeological sites as well, particularly in undeveloped areas.

As described above, the General Plan EIR concluded that impacts on cultural resources resulting from total buildout of the General Plan would be reduced to less than significant with adherence to policies and guiding mechanisms identified by the General Plan. These policies and guiding mechanisms address potential impacts on archaeological resources. The park and recreation amenities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP would be necessary during the total buildout development scenario timeframe analyzed in the General Plan EIR for this resource. Therefore, implementation of the PMP, PFMP, and PSMP would not be expected to result in any greater impacts on cultural resources than those identified by the General Plan EIR.

Construction activities associated with implementation of the proposed PMP, PFMP, and PSMP facilities may result in adverse effects on unknown archaeological sites. Implementation of Mitigation Measure 13 would reduce potential impacts to less than significant.

> ***Mitigation Measure 13:*** **Prior to the issuance of a grading permit for individual projects, an archaeological resource monitoring plan shall be developed by a qualified archaeologist and submitted to the City for review and approval. This plan shall include a grading observation schedule to be maintained when grading occurs on and offsite in upper soils to identify and further evaluate cultural resources that may be discovered in the Project area. A qualified archaeologist shall be retained to attend pre-grade meetings and to monitor earth moving activities, including clearing, grubbing, cutting, and trenching at the site. The archaeologist shall carefully inspect these areas to assess the potential for significant prehistoric or historic remains. If potential archaeological and historical resources are uncovered, the construction contractor shall cease grading operations in the vicinity of the find until further evaluation is undertaken to assess the discovery. Further subsurface investigation may be needed if the resource is determined unique or important for its prehistoric or historic information.**

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Determination: Less Than Significant Impact with Mitigation Incorporated.*

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium-grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils (paleosols). They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion. In contrast, archaeological and historic resources are often recognized by surface evidence of their presence.

The General Plan EIR determined that potential impacts on cultural resources, including paleontological and unique geologic resources that could occur as a result of total buildout of the General Plan would be reduced to less than significant by adherence to policies and guiding mechanisms identified in the General Plan. The park and recreation amenities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP would be necessary during the total buildout development scenario analyzed in the General Plan EIR for this resource and would be expected to result in no greater impacts than identified in the General Plan EIR. Nonetheless, construction activities associated with the PMP, PFMP, and PSMP facilities may result in adverse effects on unknown paleontological resources. Implementation of Mitigation Measure 14 would reduce potential impacts to less than significant.

> ***Mitigation Measure 14:*** **A trained paleontological monitor shall be present during individual project excavation activities greater than five feet in depth. Excavations below five feet have a high likelihood of encountering older alluvial wash deposits, which may contain paleontological resources. The monitoring for paleontological resources shall be conducted on a half-time basis, and on a full-time basis during excavation greater than five feet in depth. If paleontological resources are located during excavation, the monitoring program would change to full-time. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover micro-vertebrate fossils. Processing shall include wet-screen washing and microscopic examination of the residual materials to identify small vertebrate remains.**

d) *Disturb any human remains, including those interred outside of formal cemeteries? Determination: Less Than Significant Impact.*

Ground-disturbing activities, such as grading or excavation, have the potential to disturb human remains. If human remains are found, those remains would require proper treatment, in accordance with applicable laws. The Native American Graves Protection and Repatriation Act (NAGPRA) includes provisions for unclaimed and culturally unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on federal and tribal lands, and penalties for noncompliance and illegal trafficking. California Public Resources Health and Safety Code Section 7050.5-7055 describes the general provisions regarding human remains, including the requirements if any human remains are accidentally discovered during excavation of a site.

The General Plan EIR found that compliance with policies and guiding mechanisms identified in the General Plan would reduce any impacts on human remains associated with buildout of the General Plan to less than significant. Given that the facilities identified in the PMP, PFMP, and PSMP would be necessary within the buildout timeframe of the General Plan, the PMP, PFMP, and PSMP would not be expected to result in any greater impacts on human remains than identified in the General Plan EIR.

Future proposals to construct the facilities identified by the PMP, PFMP, and PSMP would be required to comply with all applicable governmental requirements regarding the treatment of human remains and burial items. Following compliance with federal and state regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be considered less than significant.

VI. GEOLOGY AND SOILS

GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☑	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☑	☐	☐
iv) Landslides?	☐	☑	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☑	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☑	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2004), creating substantial risks to life or property?	☐	☑	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☑

Would the Project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Determination: Less Than Significant Impact with Mitigation Incorporated.

During the buildout timeframe of the General Plan, the General Plan EIR identified a slight risk of ground rupture for development within the southwest portion of the Tracy Planning Area along the Black Butte fault. Since the park and recreation amenities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP would be necessary during the buildout timeframe analyzed in the General Plan EIR for this resource, implementation of the PMP, PFMP, and PSMP would not be expected to result in any greater impacts associated with earthquake fault rupture than identified by the General Plan EIR. Some of the park and recreation facilities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP would be constructed in the southwest portion of the Tracy Planning Area.

To reduce the risk associated with ground rupture along the Black Butte fault, individual park and recreation, public building, and public safety facilities projects proposed for construction in the southwest portion of the Tracy Planning area would be required to adhere to Mitigation Measure 15, which requires the preparation of site-specific design-level geotechnical investigations pursuant to General Plan Safety Element Policy Objective SA-1.1, P1, which requires that geotechnical engineering studies be undertaken for any development in areas where potentially serious geologic risks exist.

> ***Mitigation Measure 15:*** **In accordance with the requirements of Tracy General Plan Objective SA-1.1, Policy 1, potential for geological hazards shall be addressed in design-level geotechnical engineering investigations. The Development and Engineering Services Department shall ensure that all appropriate measures are implemented in order to reduce the risk of geological hazards prior to the issuance of a grading permit.**

ii) Strong seismic ground shaking? Determination: Less Than Significant Impact.

Major active faults that are closest to, but outside of the Tracy Planning Area, have historically been the source of earthquakes felt in Tracy. These faults include the San Andreas, Calaveras, Hayward, and Greenville faults. According to the General Plan EIR, data from the State Department of Conservation and the U.S. Geological Survey indicate that there are six faults in the Tracy Planning Area, five of which are located near the edges of the SOI. The Tracy-Stockton fault passes beneath the City in the deep subsurface and is considered inactive. The five other faults are located in the southwestern portion of the Tracy Planning Area: the Black Butte

fault, the Midway fault, the San Joaquin fault, the Carnegie/Corral Hollow fault, and the Elk Ravine fault, and are also considered inactive. The City has a low to moderate seismic history. However, the City has the potential to experience groundshaking caused by seismic activity on nearby faults.

The General Plan EIR analyzed the seismic groundshaking risks associated with buildout of the General Plan and found risks would be less than significant with compliance with the latest California Uniform Building Code (UBC) standards and policies identified in the General Plan. The park and recreation amenities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP would be required to comply with the latest UBC, as required by the City Municipal Code 9.04.030, which would reduce risks associated with seismic groundshaking to the maximum extent practicable. Additionally, the park and recreation amenities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP would be necessary during the buildout timeframe of the General Plan. As such, the these facilities identified by the PMP, PFMP, and PSMP would be at no greater risk from seismic groundshaking than what was identified in the General Plan EIR.

iii) Seismic-related ground failure, including liquefaction? Determination: Less Than Significant Impact with Mitigation Incorporated.

The northern portion of the City has surficial soils that have low liquefaction potential. However, the underlying soils are relatively clean, water-saturated sands and peats, which have higher liquefaction potential. The southern portion of the City is considered to be moderately susceptible to liquefaction due to loose, coarse-grained deposits.

As described in the General Plan EIR, the potential risk of liquefaction for development envisioned for the City during the buildout timeframe of the General Plan would be reduced to less than significant through the implementation of General Plan Safety Element Policy Objective SA-1.1, P1, which requires that geotechnical engineering studies be undertaken for any development in areas where potentially serious geologic risks exist. Given that the park and recreation amenities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP would be necessary during the total buildout development scenario analyzed in the General Plan EIR for this resource, impacts associated with the PMP, PFMP, and PSMP would not be expected to be any greater than those identified by the General Plan EIR. Regardless, individual park and recreation amenity, public building, and public safety facility projects identified by the PMP, PFMP, and PSMP would be required to implement General Plan Safety Element Policy Objective SA-1.1, P1, as identified in Mitigation Measure 15 above, which would reduce the potential risk of liquefaction. Any potential impact from liquefaction is, therefore, considered to be less than significant with incorporation of Mitigation Measure 15.

iv) Landslides? Determination: Less Than Significant Impact with Mitigation Incorporated.

The General Plan EIR determined that implementation of the General Plan would not result in significant risk of landslides or ground failure, given the relatively flat nature of the Tracy Planning Area. However, it noted that in the wider Tracy Planning Area, some limited potential

for risk exists in the foothills and mountain terrain of the upland areas in the southwest and the potential for small scale slope failures along river banks also exists. The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, and public safety facilities necessary to accommodate the growth envisioned by the General Plan at buildout, consistent with the timeframe analyzed by the General Plan EIR for this resource. Thus, the facilities identified by the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

The some facilities, such as parks, recreation amenities, a police substation, and a fire station may develop in the Tracy Hill area, which is a little hilly and could be expected to result in topsoil loss and erosion. Implementation of Mitigation Measure 15, identified above, would reduce the potential landslide risk to less than significant for those facilities that would be located in hilly areas that could be subject to landslides.

b) *Result in substantial soil erosion or the loss of topsoil? Determination: Less Than Significant Impact with Mitigation Incorporated.*

Soil erosion is defined as the detachment and movement of soil particles by the erosive forces of wind or water. As described by the General Plan EIR, the majority of Tracy is on flat land with little risk of erosion but, there is potential for the loss of topsoil with any development that occurs on hillsides because removal of vegetation can increase erosion. The General Plan EIR concluded that the implementation of the General Plan would not result in significant topsoil and erosion impacts. The some facilities, such as parks, recreation amenities, a police substation, and a fire station may develop in the Tracy Hill area, which is a little hilly and could be expected to result in topsoil loss and erosion.

Moreover, the PMP, PFMP, and PSMP are policy documents and do not propose any construction or operation of specific facilities or upgrades to existing facilities at this time. Consequently, adoption of the PMP, PFMP, and PSMP would not directly result in the construction and operation of facilities or upgrades to existing facilities that could result in substantial soil erosion or loss of topsoil. Regardless, their adoption would indirectly facilitate the construction and operation of facilities or upgrades to existing facilities that could result in soil erosion or the loss of topsoil. Erosion can be controlled using standard construction practices, based on a site-specific geotechnical study that is required by Mitigation Measure 15. Implementation of this measure would ensure that impacts associated with construction related soil erosion would be less than significant.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Determination: Less Than Significant Impact with Mitigation Incorporated.*

Refer to Responses VI(a)(ii) through VI(a)(iv), above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2004), creating substantial risks to life or property? Determination: Less Than Significant Impact with Mitigation Incorporated.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. The General Plan EIR identified that Tracy has a moderate to high risk for expansive soils, depending on the location and soil type. The General Plan EIR concluded that the risk for exposure to expansive soils would increase as a result of implementation of the General Plan, but that this risk could be mitigated to less than significant by compliance with General Plan policy Objective SA-1.1, P2, which requires geotechnical reports for all development proposed in areas with risk of geological hazard.

The park and recreation amenities, public buildings, and public safety facilities identified by the PMP, PFMP, and PSMP respectively would be necessary during the implementation timeframe analyzed in the General Plan EIR and would be expected to result in no greater impacts than identified in the General Plan EIR for this resource, given that individual projects would be required to comply with General Plan policy Objective SA-1.1, P2, as identified by Mitigation Measure 15. Therefore, with implementation of Mitigation Measure 15, impacts would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? Determination: No Impact.

The PMP, PFMP, nor PSMP identify septic tanks or alternative wastewater disposal systems as necessary to serve the City's demands at buildout of the General Plan. Therefore, no impacts would result.

VII. GREENHOUSE GAS EMISSIONS

GREENHOUSE GAS EMISSIONS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☑	☐

Would the Project:

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Determination: Less Than Significant Impact.*

Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This "trapping" of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The main GHGs in the Earth's atmosphere are water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), ozone (O_3), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6).

Direct GHG emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Electricity consumption is responsible for the majority of indirect emissions.

Regulatory Environment

In June 2005, California established GHG emissions reduction targets in Executive Order S-3-05. The Executive Order established the following goals: GHG emissions should be reduced to 2000 levels by 2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80 percent below 1990 levels by 2050. In 2007, California further solidified its dedication to reducing GHGs by setting a new Low Carbon Fuel Standard for transportation fuels sold within the state with Executive Order S-1-07. Executive Order S-1-07 sets a declining standard for GHG emissions measured in CO_2 equivalent gram per unit of fuel energy sold in California.

In response to the transportation sector accounting for more than half of California's CO_2 emissions, Assembly Bill (AB) 1493 (AB 1493, Pavley) was enacted on July 22, 2002. AB 1493 required the California Air Resources Board (CARB) to set GHG emission standards for passenger vehicles, light duty trucks, and other vehicles whose primary use is noncommercial personal transportation in the state. Additionally, the California legislature enacted AB 32 (AB 32, Nuñez) in 2006 to further the goals of Executive Order S-3-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries, with penalties for noncompliance.

CARB adopted the *AB 32 Climate Change Scoping Plan* (Scoping Plan) in December 2008 to achieve reductions in GHG emissions in California pursuant to the requirements of AB 32. The Scoping Plan contains the main strategies California will use to reduce GHG emissions. AB 32 requires California to reduce its GHG emissions by approximately 28 to 33 percent below

business as usual (BAU). CARB has identified reduction measures to achieve this goal as set forth in the Scoping Plan.

The General Plan EIR found that buildout of the General Plan would result in a significant and unavoidable GHG emission impact. Given that the PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, and public safety facilities that would serve the growth envisioned by the General Plan at buildout, which is consistent with the total buildout timeframe analyzed by the General Plan EIR for GHG emissions, the facilities and upgrades to existing facilities identified by the PMP, PFMP, and PSMP are not expected to result in any greater GHG emission impacts than identified in the General Plan EIR. In addition, the PMP, PFMP, and PSMP are policy documents, and as such, do not propose the construction or operation of any park and recreation amenities, public buildings, or public safety facilities at this time, but would indirectly facilitate the construction of such facilities.

Implementation of the PMP, PFMP, and PSMP would accommodate growth already contemplated by the City's General Plan EIR, and thus would not have the effect of inducing substantial growth. Thus, their implementation would not result in significant generation of construction or operational GHG emissions. Construction related GHG emissions would be temporary and would cease upon project completion. During operation, the park and recreation amenities, public buildings/upgrades, and public safety facilities/upgrades identified by the PMP, PFMP, and PSMP are not anticipated to generate substantial amounts of GHGs either directly or indirectly as the majority of the facilities are small and would not rely on large sources of GHG emitting inputs for their operation. Regardless, individual project proposals would be subject to review under CEQA and would undergo project specific evaluation of potential GHG impacts. Therefore, impacts would be less than significant.

b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? Determination: Less Than Significant Impact.*

On February 1, 2011, the City adopted a Sustainability Action Plan (SAP) in response to AB 32. Consistent with the recommendations of the CARB Scoping Plan, the City's SAP establishes a GHG reduction goal of 29 percent of community and municipal GHG emissions from 2020 BAU projected levels. To achieve the reduction goal, the SAP provides various goals and best practices that focus on energy, transportation and land use, solid waste, water use, agriculture and open space, biological resources, air quality, public health, and economic development. The Sustainability Action Plan goals and best practices are incorporated in the General Plan.

The 2010 General Plan EIR found that although the General Plan and the City's SAP include many goals, policies, and measures that would reduce the GHG emissions associated with buildout of the General Plan from projected BAU levels, these goals, policies, and measures would not meet the San Joaquin Valley Air Pollution Control District's threshold of a 29 percent reduction in GHG emissions from BAU projected emissions, resulting in a significant and unavoidable GHG emission impact.

The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings/upgrades, and public safety facilities/upgrades that would serve the built out condition of the City as envisioned by the General Plan, which is consistent with the total buildout timeframe analyzed by the General Plan EIR for these resources. Thus, the facilities/upgrades identified by the PMP, PFMP, and PSMP are not expected to result in any greater GHG emission impacts than identified in the General Plan EIR. Nonetheless, the PMP, PFMP, and PSMP are policy documents that do not propose the construction or operation of any park and recreation amenities, public buildings, or public safety facilities at this time, although these documents would indirectly facilitate the construction of such facilities.

Phasing of the various facilities identified by the PMP, PFMP, and PSMP would be dependent on development and the need for additional park and recreation facilities, public buildings, and public safety facilities. It is anticipated that these various facilities would be developed over time. The PMP, PFMP, and PSMP facilities would serve existing and planned development consistent with the General Plan. As described above, implementation of the PMP, PFMP, and PSMP would not induce substantial growth and would not result in significant generation of construction or operational GHG emissions. As the PMP, PFMP, and PSMP are consistent with the General Plan, they would not conflict with the City's Sustainability Action Plan. Moreover, as individual park and recreation, public building, or public safety facility projects/upgrades are proposed, they would be subject to CEQA and require individual environmental review to determine potential conflicts with applicable GHG, policies, and/or regulations. Less than significant impacts would result.

VIII. HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☑	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☑	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or	☐	☑	☐	☐

proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☑	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☑	☐	☐

Would the project:

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Determination: Less Than Significant Impact.*

The PMP, PFMP, and PSMP identify the necessary park and recreation amenities, public buildings/upgrades, and public safety facility buildings/upgrades necessary to serve the City's needs at buildout of the City's General Plan. These facilities proposed by the PMP, PFMP, and PSMP would not result in the routine use or generation of hazardous materials that would require routine transport or disposal. These types of facilities would use paints, solvents, oil and grease, and petroleum hydrocarbons during their construction and relatively small quantities of hazardous materials, such as landscape and automotive products, pool chemicals, etc. during their operational phase. However, the construction and operation of these facilities or upgrades to existing facilities would not be anticipated to routinely transport, use, or dispose of substantial

quantities of hazardous materials, whose accidental release could cause a significant hazard. With proper use and disposal, standard landscape and maintenance products and pool chemicals, etc. are not expected to create hazardous or unhealthful conditions.

The General Plan EIR found that the safety risk from the routine transport of hazardous materials in the Tracy Planning would be less than significant due to a combination of General Plan policies and actions and existing federal and state regulation. The PMP, PFMP, and PSMP would not result in any greater impacts than identified in the General Plan EIR, as the facilities these documents identify would be necessary to accommodate growth envisioned by the General Plan within the total buildout timeframe analyzed by the General Plan EIR for this resource. Nonetheless, as noted above, the PMP, PFMP, and PSMP are policy documents and as such would not result in the construction or operation of specific park and recreation amenity, public building/upgrade, or public safety facility/upgrade projects at this time, but would indirectly facilitate the construction and operation of these facilities.

Transport of hazardous material would occur on public roads and be subject to Occupational Health and Safety Standards Guidelines (Hazardous Waste Operations and Emergency Response Standard, Title 29 Code of Federal Regulations (CFR) Part 1910.120), as well as the Department of Toxic Substances Control (DTSC). Unless specifically exempted, hazardous waste transporters must comply with the California Highway Patrol Regulations; the California State Fire Marshal Regulations; and the U.S. Department of Transportation Regulations. In addition, hazardous waste transporters must comply with Division 20, Chapter 6.5, Article 6 and 13 of the California Health and Safety Code and the Title 22, Division 4.5, Chapter 13, of the California Code of Regulations, which are administered by DTSC (http://www.dtsc.ca.gov/HazardousWaste/Transporters.html). All of these regulations are designed to minimize the danger of hazardous materials being released and causing a significant hazard to the public or the environment. Adherence to guidelines discussed above would reduce potential impacts to less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Determination: Less Than Significant Impact with Mitigation Incorporated.

The General Plan EIR acknowledges two superfund sites in the City of Tracy, in addition to areas in the City that have the potential to contain contamination in the buildings (such as asbestos), soil, or groundwater from past uses. According to the General Plan EIR, because no growth is planned on either superfund site through the implementation timeframe of the General Plan there would be no related impact. In addition, the General Plan EIR concluded that adherence to General Plan policy (Objective SA-4.1, P2), which requires developers to conduct the necessary level of environmental investigation prior to project approval, buildout of the General Plan involving redevelopment of areas with hazardous materials present would not result in significant accidental releases of hazardous materials.

The PMP, PFMP, and PSMP identify the park and recreation amenities, public buildings/upgrades to existing buildings, and public safety facilities/upgrades to existing

facilities necessary to accommodate the demands of the growth envisioned by the General Plan at buildout. This time period is consistent with the total buildout timeframe analyzed by the General Plan EIR for this resource. Thus, the facilities identified by the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR. The PMP, PFMP, and PSMP would indirectly facilitate the construction and operation of park and recreation amenity, public building/upgrades to existing buildings, and public safety facility/upgrades to existing facilities projects. Construction of individual projects could potentially result in exposure to contaminated soil or groundwater from past uses. Developers of future projects would be required to conduct the necessary level of environmental investigation prior to project approval, consistent with General Plan policy (Objective SA-4.1, P2), as described above as identified in Mitigation Measure 16 below.

> ***Mitigation Measure 16:*** **In accordance with the requirements of Tracy General Plan policy (Objective SA-4.1, P2), potential for significant accidental releases of hazardous materials shall be addressed based on the findings of design-level environmental investigations. Design-level investigations shall be required to document any reasonably foreseeable storage, use, production or storage of hazardous or potentially hazardous materials or substances associated with implementation of the park and recreation amenities, public buildings, and public safety facilities. The Development and Engineering Services Department shall ensure that all appropriate measures are implemented in order to reduce the risk of accidental releases of hazardous materials prior to the issuance of a grading permit.**

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Determination: Less Than Significant Impact with Mitigation Incorporated.*

As described above in response to Checklist Item VIII.a, the PMP, PFMP, and PSMP are policy documents that identify the park and recreation amenities, public buildings/upgrades to existing public buildings, and public safety facility/upgrades to existing public safety facilities required to accommodate growth envisioned by the General Plan at buildout, which is consistent with the total buildout development scenario studied in the General Plan EIR for this resource. Moreover, as noted above in the Checklist Item VIII.a response, the facilities identified in PMP, PFMP, and PSMP would require the use of, as well as handle small quantities of hazardous materials. It is likely that these facilities would be within one-quarter mile of schools throughout the City.

The General Plan EIR determined that adherence to General Plan policies and actions along with existing federal and state regulation would reduce the potential threat of hazardous materials to human health through buildout of the General Plan to a less than significant level. Given that the facilities identified by the PMP, PFMP, and PSMP would accommodate growth in the City's SOI and Planning Area during the total buildout timeframe analyzed by the General Plan EIR, it would not be expected to result in any greater threat of exposure to hazardous materials than identified in the General Plan EIR. In addition, as individual projects identified by the PMP,

PFMP, and PSMP come forward, they would be required to adhere to General Plan policies and actions along with existing federal and state regulation regarding hazardous materials, which would reduce the threat of potential exposure of hazardous materials within one-quarter mile of a school to a less than significant level. Moreover, individual projects would be required to implement Mitigation Measure 16, identified above, which would further reduce the risk of exposure to hazardous materials within one-quarter mile of a school by requiring individual projects to address the potential for significant accidental releases of hazardous materials based on the findings of design-level environmental investigations.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? Determination: No Impact.

The Environmental Protection Agency (EPA) has listed two hazardous waste sites on the Superfund National Priorities List (NPL) within the Tracy Planning Area. One is the Tracy Defense Depot, which is located on the east side of Tracy, on Chrisman Road between Valpico and Schulte Roads. The second is the Lawrence Livermore National Lab, which is located in the southwest corner of the Tracy Planning Area. Both sites currently have human exposure under control, but have not yet mitigated effects to groundwater migration. The PMP, PFMP, and PSMP do not identify any facilities within these two sites. As noted above in the response to Checklist Item VIII.a., the General Plan EIR found that there would be no significant impact through buildout of the General Plan in regard to either superfund site, as no growth is planned on either site. Therefore, there would be no related impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? Determination: No Impact.

The Tracy Municipal Airport is a general aviation airport owned by the City and managed by the Parks and Community Services Department. It is located in the southern portion of the City. The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, and public safety facilities that could be constructed within two miles of the Tracy Municipal Airport. According to the General Plan EIR, implementation of the General Plan would result in increased development in areas within a two-mile radius of the Tracy Municipal Airport. This has the potential to create a significant impact if incompatible development is allowed within airport hazard zones, but implementation of policies and actions identified in the General Plan (Objective LU-6.3, P1 and P2, Objective SA5.1, P1, and Objective SA-5.1, A1) would avoid a significant safety impact with the Tracy Municipal Airport. Thus, as future park and recreation, public building, and public safety facility projects are proposed they would be subject to General Plan policies and actions (Objective LU-6.3, P1 and P2, Objective SA5.1, P1, and Objective SA-5.1, A1), which would avoid a significant impact with the Tracy Municipal Airport.

The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings/upgrades to existing buildings, and public safety facility/upgrades to existing safety facilities necessary to

accommodate the growth envisioned by the General Plan though buildout consistent with the timeframe analyzed by the General Plan EIR for this environmental topic. Thus, the facilities identified by the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? Determination: No Impact.

There are no private airstrips located within the Tracy Planning Area and there would be no related impact.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Determination: Less Than Significant Impact with Mitigation Incorporated.

The City has an emergency preparedness plan. According to the General Plan EIR, the General Plan includes actions for the City to update its emergency preparedness plan in response to changes in land use, population and city boundaries associated with buildout of the General Plan, and to conduct periodic drills using the emergency response systems to test the effectiveness of City procedures (Objective SA-6.1, A1 and A4). The General Plan EIR found that new development and population growth within the City due to buildout of the General Plan would increase demand for emergency services during disasters, but that General Plan policies and actions, such as Objective SA-6.1, A1 and A4 would reduce any impacts associated with emergency preparedness to a less than significant level.

The facilities identified by the PMP, PFMP, and PSMP would be necessary during the total buildout development scenario analyzed in the General Plan EIR and would not be expected to result in any greater demand for emergency services during disasters than identified in the General Plan EIR.

Implementation of the facilities is not expected to cause significant impacts on emergency response plans or emergency evacuation plans with the implementation of mitigation for linear construction work (e.g., pipelines, gravity mains, etc.). Mitigation implementing a Traffic Management Plan would allow the continued vehicular use of the existing roadways or relegate traffic to agency-approved detour routes around the construction site. The construction of those facilities located outside of urbanized areas would not produce adverse impacts in this regard. Therefore, with implementation of Mitigation Measure 17, impacts would be less than significant.

> ***Mitigation Measure 17:*** **A Traffic Management Plan (TMP) shall be prepared and implemented to the satisfaction of the City of Tracy where construction of park and recreation facilities, public buildings, and public safety facilities would affect roadways. The TMP shall include, but not limited to, the following measures:**
>
> - **Limit construction to one side of the road or out of the roadbed where possible.**

- **Provision of continued access to commercial and residential properties adjacent to construction sites.**
- **Provide alternate bicycle routes where existing bicycle routes are disrupted by construction activities.**
- **Submit a truck routing plan, for approval by the City of Tracy in order to minimize impacts form truck traffic during material delivery and disposal.**
- **Where construction is proposed for two-lane roadways, confine construction to one half of the pavement width. Establish one lane of traffic on the other half of the roadway using appropriate construction signage and flagmen, or submit a detour plan for approval by the City Traffic Engineer.**

h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Determination: Less Than Significant Impact with Mitigation Incorporated.*

The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, and public safety facilities and upgrades to existing public buildings and public safety facilities necessary to accommodate growth envisioned by the General Plan at buildout, which is consistent with the total buildout development scenario studied in the General Plan EIR for this environmental topic. Some of these facilites would be located adjacent to or within wildland fire areas. According to the General Plan EIR, implementation of General Plan policies would reduce the risk of exposure to wildland fire throughout the buildout of the General Plan to less than significant. Because the PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, and public safety facilities necessary to accommodate growth envisioned by the General Plan through total buildout, consistent with the timeframe analyzed by the General Plan EIR for this environmental topic, it would not result in any greater impacts than identified in the General Plan EIR. In addition, the PMP, PFMP, and PSMP are policy documents and would not result in the construction or operation of specific facilities at this time, but they would facilitate the construction and operation of park and recreation, public building, and public safety facility projects.

Facilities proposed as part of the PMP, PFMP, and PSMP would be located throughout the City, including within urbanized and undeveloped land. Those facilities located adjacent to or within undeveloped wildland areas have the potential to be subject to increased fire hazards. Depending on a facility's proximity to areas of high susceptibility to wildfires, that facility may be exposed to significant impacts due to wildfires. Implementation of Mitigation Measure 18, which includes requirements for fuel-modification zones, fire equipment access, and emergency preparedness protocol, would reduce these impacts to less than significant.

Mitigation Measure 18: **Prior to approval of site design, facilities located within area of high susceptibility to wildfire hazards shall include fuel-modification zones, road standards that provide for fire equipment access, the assured provision of minimum water supply reserves for emergency fire use, fuel breaks and greenbelts, clearances around structures, and emergency preparedness protocol and procedures as recommended by the General Plan.**

IX. HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☑	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☑	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☑	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☑	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional	☐	☐	☑	☐

sources of polluted runoff?				
f) Otherwise substantially degrade water quality?	☐	☑	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☑
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☑	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☑	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☑	☐

Would the Project:

a) Violate any water quality standards or waste discharge requirements? Determination: Less Than Significant Impact.

As identified in the General Plan EIR and Draft Storm Drain Master Plan, the City's Storm Water Management Plan (SWMP) establishes Best Management Practices (BMPs) to limit the discharge of pollutants from the City's storm sewer system to the Maximum Extent Practicable (MEP), as specified by Section 402(p) of the Clean Water Act. The Storm Water Management Plan includes BMPs related to construction site and post-construction runoff controls, illicit discharge detection and elimination, pollution prevention, as well as public education and outreach. The General Plan EIR concludes that implementation of the BMPs identified in the City's Storm Water Management Plan, as well as General Plan policies and other regulatory requirements regarding stormwater management ensure that the buildout of the General Plan would not have a significant impact on storm water quality or waste discharge requirements.

The PMP, PFMP, and PSMP identify facilities and upgrades to existing facilities necessary to accommodate the growth envisioned by the General Plan through buildout. This time period is consistent with the timeframe analyzed by the General Plan EIR for this resource. Thus, the facilities and upgrades to existing facilities identified by the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

Short-term water quality impacts during construction of proposed facilities could result from sediment from grading operations, oil and grease from equipment, trash from worker and construction activities, nutrients from fertilizers, heavy metals, pathogens, and other substances.

Discharge of these pollutants into waters of the U.S. is regulated by the State Water Resources Control Board (SWRCB). The SWRCB has adopted General Permit No. CAS000002- Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit) for California that applies to most construction-related storm water discharges within California. The General Permit requires that projects disturbing greater than one acre develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that specifies Best Management Practices (BMPs) to prevent all construction pollutants from contacting storm water with the intent of keeping all products of erosion from moving offsite into receiving waters. The projects proposed as part of the PMP, PFMP, and PSMP would be subject to the provisions of the General Permit, and would be required to submit a SWPPP to the SWRCB, Central Valley Region (Regional Board).

During the operational phase, long-term water quality impacts in urban settings typically are a result of increases in impervious surface areas that in turn, increase the amount of stormwater runoff from a site and introduce pollutants into storm water that are typically associated with urban runoff. Pollutants would be washed by rainwater from rooftops, landscaped areas, parking areas and other impervious surfaces. The potential pollutants include chemicals from maintenance and cleaning supplies; landscape materials and products (pesticides, herbicides and fertilizers); oil, grease and heavy metals from automobiles; and petroleum hydrocarbons from fuels. The introduction of polluted runoff into receiving waters is a potentially significant impact. However, no long term operational impacts are anticipated. This is because projects proposed as part of the PMP, PFMP, and PSMP would be required to comply with applicable City policies and regulations, which would reduce this impact to less than significant.

In particular, individual projects would be required to implement BMPs identified in the City's SWMP, which have been identified to limit the discharge of pollutants from the City storm sewer system to the MEP. Moreover, the individual projects would be required to comply with the general site design control measures for Low Impact Design (LID) identified in the City's Stormwater Quality Control (SWQC) Manual, as well as appropriate site-specific source and treatment control measures. LID is an approach to managing stormwater runoff that mimics the natural pre-development hydrology of a development site by using design techniques that infiltrate, filter, store, treat, evaporate and detain stormwater runoff close to the source. LID would help filter pollutants and provide effective water quality treatment. In addition, individual projects would be required to comply with maintenance procedures identified in the City's SWQC Manual to ensure that selected control measures would be maintained to provide effective, long-term pollution control. Therefore, there would be less than significant impacts on water quality during construction and operation.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Determination: Less Than Significant Impact.*

As described previously, the PMP, PFMP, and PSMP identify park and recreation amenities, public buildings/upgrades to existing public buildings, and public safety facilities/upgrades to existing public safety facilities required to accommodate future growth anticipated by the General Plan. The General Plan EIR found that the City's current use of groundwater can be supported without negatively impacting the aquifer beneath the City. This in combination with adopted City policies and General Plan policies would result in less than significant impacts on groundwater supply due to buildout of the General Plan.

The PMP, PFMP, and PSMP would not result in any greater impacts than identified in the General Plan EIR, as the facilities these documents identify would be necessary to accommodate growth envisioned by the General Plan under the total buildout timeframe analyzed by the General Plan EIR for this resource. Nonetheless, as noted above, the PMP, PFMP, and PSMP are policy documents and as such would not result in the construction or operation of specific improvements or expansions at this time. Regardless, all would facilitate the construction and operation of improvements. However, the City's 2010 Urban Water Management Plan (UWMP) identifies sufficient water supplies, including groundwater, to serve the City's demand through buildout of the General Plan. Impacts would be less than significant.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? Determination: Less Than Significant Impact with Mitigation Incorporated.*

The General Plan EIR identified that development proposed under the General Plan during the buildout timeframe is not anticipated to significantly alter existing drainage patterns or stream alignments because no new development would be located adjacent to existing streams or other waterways. A variety of other improvements may require crossing waterways, but have not been identified in the Tier I evaluations and, if required, would be identified during the final design process. While the PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings, these facilities could be constructed near or adjacent to streams or other waterways.

Construction in these areas may alter drainage patterns or alignments, resulting in on or offsite erosion, siltation, or flooding. Implementation of Mitigation Measure 19 would require minimization of time periods in which natural drainages would be disturbed. Therefore, with the implementation of Mitigation Measure 19, construction impacts would be less than significant. During operation, implementation of LID features and site-specific source and treatment control measures required by existing state and City regulations would reduce potential erosion and siltation impacts associated with altering existing drainage patterns to a less than significant level.

> ***Mitigation Measure 19:*** ***Where drainage courses are crossed, temporarily altering their capacity or flow characteristics, appropriate precautions shall be incorporated into the project design to minimize the time period in which drainages are disturbed while maintaining the natural flow or provide***

additional capacity within the drainages during the construction period to handle designed flows.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or off-site? Determination: Less Than Significant Impact with Mitigation Incorporated.

Refer to Response IX(c), above.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? Determination: Less Than Significant Impact.

According to the General Plan EIR, total buildout of the General Plan has the potential to cause significant impacts by increasing stormwater runoff associated with construction activities and increasing impermeable surfaces, thereby placing greater demands on the stormwater handling system. The General Plan EIR found that policies in the General Plan, as well as other regulatory requirements regarding stormwater management ensure that the General Plan would not have a significant impact on storm drainage facilities. The PMP, PFMP, and PSMP would not result in any greater impacts than identified in the General Plan EIR, as the facilities identified by both documents would be necessary to accommodate growth envisioned by the General Plan through the total buildout timeframe analyzed by the General Plan EIR for this resource.

The City has prepared an update to its 1994 Storm Drain Master Plan that is currently in progress and under environmental review. The proposed *City of Tracy, Citywide Storm Drainage Master Plan* (SDMP), dated March 2012, is intended to be utilized as a guideline document for the identification of storm drainage facilities needed to serve future land development projects under buildout conditions for the City's SOI and storm drainage facility upgrades needed to correct existing deficiencies, as well as serving as a reference document for existing storm drainage facilities and their functional characteristics. The purpose of the existing and proposed SDMP is to provide improved storm drain facilities to adequately handle sources of runoff throughout the City. Therefore, it is anticipated that, storm drainage impacts would be less than significant.

f) Otherwise substantially degrade water quality? Determination: Less Than Significant Impact with Mitigation Incorporated.

Refer to Responses IX(a) through (e), above.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Determination: No Impact.

Implementation of the PMP, PFMP, and PSMP would not include the construction of housing. Therefore, no impacts would result.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Determination: Less Than Significant Impact.

As described in the General Plan EIR, the majority of the Tracy Planning Area is located outside of a 100-year flood zone. However, portions of the northern planning area are located within a 100-year flood zone. The General Plan EIR further states that some non-residential development is anticipated within the 100-year floodplain during the 20-year planning horizon and under total buildout of the General Plan, which could result in a significant impact related to flooding. The conclusion of the General Plan EIR was that implementation of policies identified in the General Plan would reduce the potential impact associated with exposure to the 100-year flood plain to a less than significant level.

Because the facilities identified by the PMP, PFMP, and PSMP would accommodate growth envisioned for the City by the General Plan through the total buildout scenario timeframe, the PMP, PFMP, and PSMP would be not be expected to result in any greater impacts associated with exposure to the 100-year flood plain than those identified by the General Plan EIR.

The PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings. However, future projects would be required to comply with adopted City policies that require development, including public facilities, within the 100-year floodplain to be flood-proofed at or above the base year flood elevation, and to not construct flood barriers that divert flood water or increase flooding in other areas. In addition, the City's existing SDMP, as well as its proposed SDMP provides for storm drainage capacity sufficient to contain 100-year and 10-year flood flows under specific conditions, and requires structures that are allowed to be built in areas of flood risk to be built in a manner to minimize that risk. Thus, for the reasons identified above, potential exposure of park and recreation amenities, public buildings, and public safety facilities to the 100-year flood plain would be reduced to a less than significant level.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Determination: Less Than Significant Impact.

Some areas in the northern portion of the Tracy Planning Area have the potential to be affected by dam failure inundation. The General Plan EIR states that under total buildout of the General Plan, areas located in the northern portion of the City limits and SOI, including portions of Urban Reserves 2 and 3, the I-205 Specific Plan area, the Holly Sugar area, and the northern part of the Northeast Industrial Area would potentially flood in the event of earthquake induced dam failure. According to the General Plan EIR, the potential impact of allowing additional development within the dam inundation area would be considered less than significant due to the County's dam maintenance activities, as well as policies in the General Plan that would help to minimize flood risk to development.

The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, public safety facilities, and upgrades to existing public buildings and safety facilities necessary to

accommodate the growth envisioned by the General Plan through buildout, which is consistent with the timeframe analyzed in the General Plan EIR. Thus, the facilities and upgrades to existing buildings identified by the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

As noted in Response IX (h), above, PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings. As such the facilities identified by these documents could develop be within an area that could be affected by dam failure inundation. However, it is unlikely that the facilities would be affected by flooding from dam failure given the policies enforced by the City that require development, including public facilities, within the 100-year floodplain to be flood-proofed at or above the base year flood elevation. In addition, the City's existing SDMP, as well as its proposed SDMP provides for storm drainage capacity sufficient to contain 100-year and 10-year flood flows under specific conditions, and requires structures that are allowed to be built in areas of flood risk to be built in a manner to minimize that risk. Finally, as identified by to the General Plan EIR, the risk of dam failure for Tracy is small, because the County continues to maintain its dam to withstand probable seismic activity. Therefore, the potential risk of flooding for people or structures as a result of dam failure would be less than significant.

j) Inundation by seiche, tsunami, or mudflow? Determination: Less Than Significant Impact.

The General Plan EIR found portions of San Joaquin County could be subject to flooding due to tsunamis or seiches resulting in levee failure. However, Tracy is not in close proximity to the areas most likely to be affected. Additionally, the General Plan EIR identified some potential seiche risk for the Tracy Planning Area through buildout of the General Plan due to overtopping of the San Luis Reservoir dam or other enclosed body of liquid during a seismic event. However, these risks were determined to be low and implementation of the General Plan was not expected to increase them. Also, the hillsides in the southwest portion of the Tracy Planning Area could be at risk for mudflows as a result of a seiche during the buildout scenario timeframe of the General Plan, but according to the General Plan EIR no new development is proposed in the hillsides during the buildout scenario timeframe of the General Plan, where there is a risk of mudflow.

The facilities identified by the PMP, PFMP, and PSMP would accommodate growth in the City's SOI and Planning Area during through the total buildout timeframe analyzed by the General Plan EIR and because of this, they would not be expected to result in any greater seiche, tsunami, or mudflow impacts than identified in the General Plan EIR.

The park and recreation amenities, public buildings/upgrades to existing public buildings, and public safety facilities/upgrades to existing public safety facilities would not be at risk from inundation by seiche, tsunami, or mudflow for the following reasons: the City is not located near areas likely to be affected by seiche flooding; the City is located inland and could not be affected by a tsunami; and, the none of the facilities would be located near any physical or geologic features that would pose a mudflow hazard, such as a volcano or hillsides. While some public buildings and public safety facilities are identified for the Tracy Hills area, which is relatively

hilly, this area is not close enough to the steep hillsides of the Diablo Range that would be more likely to be subject to mudflow hazards. Impacts would be less than significant.

X. LAND USE AND RELEVANT PLANNING

LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☑	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☑	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☑	☐

Would the Project:

a) Physically divide an established community? Determination: Less Than Significant Impact.

According to the General Plan EIR, buildout of the General Plan would not physically divide an established community and no associated impact is anticipated because the majority of development would occur on vacant land where no established community exists, and the General Plan contains several policies that when implemented would preserve the character, identity, and quality of redeveloped neighborhoods. The PMP, PFMP, and PSMP would not result in any greater impacts than identified in the General Plan EIR, as the facilities and upgrades to existing buildings and safety facilities they identify would be necessary to accommodate growth envisioned by the General Plan through the total buildout timeframe analyzed by the General Plan EIR for this resource.

An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The proposed facilities would consist of new park and recreation amenities, public buildings, and public safety facilities, which would not have any impact on General Plan designations, Zoning classifications, or the physical arrangement of an established community. Moreover all facilities are proposed throughout the Project area, but would not result in significant impacts to established

communities, as they are small in nature and not of the size or scope to physically divide an established community. Therefore, less than significant impacts would result.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* *Determination: Less Than Significant Impact.*

The PMP is a comprehensive update of the 2002 City of Tracy PMP in fulfillment of Objective OSC-4.1, Action A1 of the Open Space and Conservation Element of the General Plan, which states, "Update the Parks Master Plan on a regular basis." The PMP builds upon the goals and objectives contained in the Open Space and Conservation Element of the General Plan as it identifies park and recreation needs of future growth anticipated by the General Plan. The Open Space and Conservation Element Objective OSC-4.1 states that the City would provide and maintain a diversity of parks and recreational facilities in Tracy, which are geographically distributed (Objective OSC-4.1, P2). This is further supported by Objective LU-1.3, which states that the City shall ensure that parks are accessible and distributed evenly and efficiently throughout the city. Objective OSC-4.1, Policies 1 though 10 outline specific direction for the development of parks and recreation facilities in the City, including guidelines for the incorporation of natural features, environmentally-friendly specifications for golf courses, and definitions of the types of parks and associated service goals. Finally, OSC-4.1, A3 obliges the City to explore the development and funding of a large City park, possibly 60 to 100 acres in size that includes both passive and active recreational amenities.

Similarly, the PFMP and PSMP build upon the goals and objectives contained in the Public Facilities and Services Element of the General Plan as they identify public buildings, public safety facilities, and upgrades to existing public buildings and safety facilities required to accommodate future growth anticipated by the General Plan. The Public Facilities and Services Element of the General Plan acknowledges the importance of public buildings in the City. Objective PF-4.1 states, "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." Additionally, Objective PF-1.2, of the Public Facilities and Services Element states, "Promote coordination between land use planning and fire protection." In support of this objective, Policy P3 states, "The City shall plan fire station locations to maintain or enhance current response levels." Objective PF-2.2 of the Public Facilities and Services Element states, "Promote coordination between land use planning and law enforcement." In support of this objective, Policy P3 states, "Police sub-stations shall be constructed in new development areas in order to meet the City's response time requirements." For these reasons, the PMP, PFMP, and PSMP would not conflict with applicable policies and regulations in the Tracy area.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?* *Determination: Less Than Significant Impact.*

Refer to Response IV(f), above.

XI. MINERAL RESOURCES

MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☑	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☑	☐

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Determination: Less Than Significant Impact.

The General Plan EIR found that development of urban uses permitted under the proposed General Plan through buildout could occur on or near land with important mineral resources, which could result in significant loss of mineral resources, and the loss of availability of locally important mineral resource recovery sites. According to the General Plan EIR, these potentially significant impacts would be less than significant due to policies in the General Plan designed to minimize potential land use conflicts between aggregate resource activities and other uses, and generally ensure that new development would not impact the future availability of mineral resources or mineral resource recovery sites. The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, and public safety facilities necessary to accommodate the growth envisioned by the General Plan through buildout, which is consistent with the timeframe analyzed by the General Plan EIR for this resource. Thus, the facilities identified by the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

The PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings. However, future projects would be required to comply with adopted City policies designed to minimize potential land use conflicts between aggregate resource activities and other uses, and generally ensure that new development would not impact the future availability of mineral resources or mineral resource recovery sites. Moreover, as future projects come forward they would be subject to CEQA and would undergo separate environmental review to identify potential project specific impacts on mineral resources. Thus, less than impacts would result.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? Determination: Less Than Significant Impact.

Refer to Response XI(a), above.

XII. NOISE

NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☑	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☑	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☑	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☑	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑

Would the Project result in:

a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Determination: Less Than Significant Impact with Mitigation Incorporated.*

As discussed in the General Plan EIR, the City's Noise Ordinance and policies in the General Plan serve to control excessive sources of noise in the City and ensure that noise impacts from new projects are evaluated when they are reviewed. Despite these policies and regulations, the General Plan EIR found that as development proceeds and the City's population increases through buildout, increased traffic would increase noise levels substantially (3 dBA Ldn or greater) along major roadways throughout Tracy, including portions of I-205, I-580, Grant Line Road, Schulte Road, Valpico Road, Linne Road, Lammers Road, Corral Hollow Road, Tracy Boulevard, and MacArthur Drive. Other than Valpico Road and I-580, all significant increases would occur adjacent to existing noise sensitive areas.

Traffic on new roadways planned in the General Plan would also create noise increases of 3dB Ldn or greater. These planned roadways include connections from I-205 to Byron, Lammers, and Grant Line Roads; a major arterial connecting Chrisman Road to I-205 and Arbor Avenue to the north; and several minor arterial and collector roadways at the east end of Tracy. Many of these roadways would be located adjacent to existing or new residential areas. New arterial roadways and interchanges are proposed to serve new development. New roadways would substantially increase the noise environment at receivers in the vicinity.

The park and recreation amenities, public buildings, public safety facilities, and upgrades to existing buildings and facilities would be necessary during the total buildout development scenario timeframe analyzed in the General Plan EIR. As such, implementation of the PMP, PFMP, and PSMP would not be expected to result in any greater impacts associated with noise increases than those identified by the General Plan EIR. The General Plan EIR concluded that it is unlikely that all traffic noise impacts resulting from the proposed General Plan will be adequately mitigated given the anticipated growth of the community and expected traffic noise level increases resulting in a significant and unavoidable impact. In addition, the General Plan EIR found that development under buildout of the General Plan would introduce new noise-generating sources adjacent to existing noise-sensitive areas, but that policies in the General Plan would adequately reduce this impact to less than significant.

Construction and implementation of facilities identified in the PMP, PFMP, and PSMP would be dependent upon growth in the Tracy Planning Area. Short-term construction noise would be dependent upon the phasing schedule of subsequent components. However, it is anticipated that future construction impacts associated with the PMP, PFMP, and PSMP would result in similar construction noise impacts.

Construction activities are generally short-term and temporary in duration, lasting from a few days to a period of several months. Construction-related noise impacts would typically occur during the initial site preparation, which can create the highest levels of noise but is also

generally the shortest of all construction phases. High noise levels can be created by the operation of heavy-duty trucks, backhoes, bulldozers, excavators, front-end loaders, compactors, scrapers, and other heavy-duty construction equipment. Table 7, Maximum Noise Levels Generated By Construction Equipment, indicates the anticipated equipment noise levels during the construction period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Table 7
Maximum Noise Levels Generated By Typical Construction Equipment

Type of Equipment	Sound Levels at Maximum Engine Power with Mufflers at Indicated Distance (dBA)			
	25 Feet	50 Feet	100 Feet	200 Feet
Air Compressor	87	81	75	69
Backhoe	91	85	79	73
Concrete Mixer	91	85	79	73
Crane, Mobile	89	83	77	71
Dozer	86	80	74	68
Grader	91	85	79	73
Jack Hammer	94	88	82	76
Loader	85	79	73	67
Pneumatic Tool	91	85	79	73
Pump	82	76	70	64
Roller	80	74	68	62
Saw	84	78	72	66
Scraper	94	88	82	76
Truck	97	91	85	79
Impact Pile Driver (peak)	107	101	95	89
Note: Assumes a drop-off rate of 6-dB per doubling of distance, which is appropriate for use in characterizing point-source (such as construction equipment) sound attenuation over a hard surface propagation path.				
Source: EPA, Bolt, Beranek, and Newman, *Noise Control for Buildings and Manufacturing Plants*, 1987.				

A reasonable worst-case assumption is that the three loudest pieces of equipment would operate simultaneously and continuously over at least one hour within a focused area of 15 yards of each other. The combined sound level of three of the loudest pieces of equipment (scraper, backhoe, and heavy truck) is 93 dBA measured at 50 feet from the noise source. Table 8, Estimated Construction Noise in the Project Area, which assumes this combined source level, summarizes predicted noise levels at various distances from an active construction site. These estimations of

noise levels take into account distance to receptor attenuation, attenuation from molecular absorption, and anomalous excess attenuation. Construction noise would be most noticeable during the initial months of site intensive grading.

Table 8
Estimated Construction Noise in the Project Area

Distance Attenuation	
Distance to Receptor (Feet)	**Sound Level at Receptor (dBA)**
50	93
100	87
200	81
400	74
600	70
800	68
1,000	65
1,500	61

The following assumptions were utilized:
Basic sound level drop-off rate: 6.0 dB per doubling distance
Molecular absorption coefficient: 0.7 dB per 1,000 feet
Analogous excess attenuation: 1.0 dB per 1,000 feet
Reference sound level: 93 dBA
Distance for reference sound level: 50 feet
Simultaneous operation of 1 scraper, 1 heavy truck, and 1 backhoe
Source: EPA, Bolt, Beranek, and Newman, *Noise Control for Buildings and Manufacturing Plants*, 1987.

Many facilities would be located adjacent to urbanized areas that contain sensitive receptors, including schools, hospitals, and residential areas. Speech interference is an indicator of impact on typical daytime and evening activities. A speech interference criterion, in the context of impact duration and time of day, is used to identify substantial increases in noise from temporary construction activities. Noise peaks generated by construction equipment could result in speech interference in adjacent buildings if the noise level in the interior of the building exceeds 45 to 60 dBA. A typical building can reduce noise levels by 20 dBA with the windows closed. This noise reduction could be maintained only on a temporary basis in some cases, since it assumes windows must remain closed at all times. Assuming a 20-dBA reduction with the windows closed, an exterior noise level of 70 dBA (Leq) at receptors would maintain an acceptable interior noise environment of 50 dBA. To further minimize any extraneous construction noise impacts on adjacent sensitive land uses, the developers of facilities would be required to install noise attenuating buffers near residential areas, place mufflers on equipment engines, and orient stationary sources to direct noise away from sensitive uses as specified in Mitigation Measure 20. Excessive construction-related noise levels generally would occur in the daytime hours only, as the City of Tracy Municipal Code prohibits construction or repair work between the hours of 10:00 PM and 7:00 AM. Additionally, implementation of Mitigation Measure 20 (i.e., engine muffling, placement of construction equipment, and strategic stockpiling and staging of

construction vehicles), and compliance with the City of Tracy Municipal Code requirements, would reduce construction related noise exposure to less than significant noise levels.

Operational noise associated with PMP, PFMP, and PSMP facilities would consist of stationary and traffic-generating noise. All facilities would be constructed according to industry standards and according to the City Noise Ordinance requirements, which would ensure that any stationary operational noise impacts would not be excessive or significant. The PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings. Therefore, future traffic noise associated with PMP, PFMP, and PSMP facilities would be addressed on a project-by project basis at the time specific facilities are proposed for construction and operation and additional project-specific, environmental analysis will be completed.

Mitigation Measure 20: ***Prior to the issuance of grading permits and to the satisfaction of the City of Tracy City Engineer, the Project Contractor shall be required to implement feasible noise control measures to reduce daytime construction noise levels to meet the daytime speech interference criterion of 70-dBA for park and recreation, public building, or public safety facility projects located within 500 feet of any noise-sensitive receptors (e.g., residences, schools, childcare canters, churches, hospitals, and nursing homes). Such control measures could include any of the following, as appropriate:***

- ***To the extent possible, all mechanical equipment shall be oriented away from the nearest noise sensitive receptors; and***
- ***All mechanical equipment shall be screened and enclosed to minimize noise.***
- ***Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.***
- ***All residential units located within 1,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.***
- ***A "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within one-quarter mile of the construction site and all signs posted at***

the construction site shall list the telephone number for the disturbance coordinator.

- ***Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.***
- ***During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.***
- ***Operation of equipment requiring use of back-up beepers shall be avoided near sensitive receptors to the extent feasible during nighttime hours (10:00 PM to 7:00 AM).***
- ***If impact equipment (e.g., jack hammers, pavement breakers, and rock drills) is used during construction, hydraulically or electric-powered equipment shall be used wherever feasible to avoid the noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used (a muffler can lower noise levels from the exhaust by up to about 10 dBA).***

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Determination: Less Than Significant Impact with Mitigation Incorporated.

The General Plan EIR found that development under the General Plan would not introduce new sources of groundborne vibration. In addition, General Plan Objective N-1.3, Policy 6 is intended to reduce impacts from groundborne vibration associated with rail operations by requiring that vibration-sensitive buildings (e.g., residences) are sited at least 100-feet from the centerline of the railroad tracks whenever feasible. For these reasons, the General Plan EIR concluded that through buildlout of the General Plan, development allowed under the General Plan would not expose people to excessive groundborne vibration or noise and no significant impact would occur.

The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, public safety facilities, and upgrades to existing public buildings and safety facilities necessary to accommodate the growth envisioned by the General Plan through buildout, which is consistent within the timeframe analyzed by the General Plan EIR for noise. Thus, the facilities identified by the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

Refer to Response 4.XII (a), above. Similar to temporary noise impacts, groundborne vibration would occur during grading and construction, and would expose adjacent uses to increased noise/vibration levels. Implementation of Mitigation Measure 20 would reduce potential impacts to less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Determination: Less Than Significant Impact.

Operational noise associated with PMP, PFMP, and PSMP facilities would consist of stationary and traffic-generating noise. All facilities would be constructed according to industry standards and according to the City Noise Ordinance requirements, which would ensure that any stationary operational noise impacts would not be excessive or significant. The PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings. Therefore, future traffic noise associated with PMP, PFMP, and PSMP facilities would be addressed on a project-by project basis at the time specific facilities are proposed for construction and operation and additional project-specific, environmental analysis will be completed. Therefore, less than significant impacts would result.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Determination: Less Than Significant Impact with Mitigation Incorporated.

Refer to Response 4.XII (a), above. Impacts would be less than significant with implementation of Mitigation Measure 20.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Determination: Less Than Significant Impact.

The Tracy Municipal Airport (TMA) is a general aviation airport owned by the City and managed by the Parks and Community Services Department. The General Plan EIR found that because noise sensitive uses were not proposed within areas that would be exposed to excessive airport noise from the Tracy Municipal Airport, buildout of the General Plan would not result in exposure to excessive airport related noise. The facilities identified by the PMP, PFMP, and PSMP would accommodate growth envisioned by the General Plan though buildout, which is consistent with the total buildout timeframe analyzed by the General Plan EIR for this environmental resource. Consequently, construction and operation of the facilities identified by the PMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR.

The PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings. Therefore, future traffic noise associated with PMP, PFMP, and PSMP facilities would be addressed on a project-by project basis at the time specific facilities are proposed for construction and operation and additional project-specific, environmental analysis will be completed. Therefore, less than significant impacts would result.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? Determination: No Impact.

There are no private airstrips located within the Tracy Planning Area and there would be no related impact.

XIII. POPULATION AND HOUSING

POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

Would the Project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Determination: Less Than Significant Impact.

The PMP, PFMP, and PSMP identify park and recreation amenities, public buildings, and public safety facilities necessary to accommodate the growth envisioned by the General Plan through buildout, consistent with the total buildout timeframe analyzed by the General Plan EIR for this environmental topic. Because of this, implementation of the PMP, PFMP, and PSMP would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Determination: No Impact.

The PMP, PFMP, and PSMP do not identify any facilities that would displace existing housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? Determination: No Impact.

Refer to Response XIII(b), above.

XIV. PUBLIC SERVICES

PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☑	☐	☐
Police protection?	☐	☑	☐	☐
Schools?	☐	☐	☐	☑
Parks?	☐	☐	☐	☑
Other public facilities?	☐	☐	☐	☑

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1) Fire protection? Determination: Less Than Significant Impact with Mitigation Incorporated.

Implementation of the PMP, PFMP, and PSMP could delay Fire Department response times due to roadblocks, construction delays, and detours of the various facilities. However, with implementation of detour plans and coordination with the Tracy Fire Department, prior to

construction, as identified in Mitigation Measure 21, impacts to fire services would less than significant.

The PSMP identifies the public safety facility needs for the City through buildout of the General Plan. This Initial Study has been prepared to document the potential environmental effects that might result from public safety facilities identified in the proposed PSMP. Mitigation measures are identified throughout this document to minimize impacts associated with implementation of these facilities to a less than significant level.

> ***Mitigation Measure 21:*** ***Prior to construction of individual park and recreation amenities, public buildings, and public safety facilities identified in the PMP, PFMP, and PSMP the City shall coordinate with the Fire Department and other affected fire protection services in surrounding jurisdictions to review construction detour plans. Specifically, the following shall occur:***
>
> - ***Emergency vehicle access to structures and fire hydrants in the project area shall be maintained***
> - ***A prior notice of at least 24 hours in advance of an impact even such as a road closure or disruption of water service shall be given to the appropriate authorities***
> - ***Traffic control measures, such as the use of flagmen, shall be used, if deemed necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response***

2) *Police protection? Determination: Less Than Significant Impact with Mitigation Incorporated.*

Implementation of the PMP, PFMP, and PSMP could delay Police Department response times due to roadblocks, construction delays, and detours of the various facilities. However, with implementation of detour plans and coordination with the Tracy Police Department prior to construction, as identified in Mitigation Measure 22, impacts to police services would be less than significant. The PSMP identifies the public safety facility needs for the City through buildout of the General Plan. This Initial Study has been prepared to document the potential environmental effects that might result from the public safety facilities identified in the proposed PSMP. Mitigation measures are identified throughout this document to minimize impacts associated with implementation of these facilities to a less than significant level.

> ***Mitigation Measure 22: Prior to construction of individual park and recreation amenities, public buildings, and public safety facilities identified in the PMP, PFMP, and PSMP, the City shall coordinate with the Tracy Police Department to review construction detour plans. Specifically, the following shall occur:***
>
> - ***A prior notice of at least 24 hours in advance of an impact event such as a road closure or disruption of water service shall be given to the***

appropriate authorities

- ***Prior to construction, the Tracy Police Department and California Highway Patrol shall be notified of all roadway areas, which will be obstructed to allow them to efficiently respond to any emergencies***
- ***Traffic control measures, such as the use of flagmen, shall be used, if necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response***

3) Schools? Determination: No Impact.

The park and recreation amenities, public buildings, and public safety facilities would not generate students either directly or indirectly and, therefore, would not result in impacts to school services.

4) Parks? Determination: No Impact.

The PMP identifies existing park facilities, analyzes the demand for future parks, provides standards for new park facilities and identifies goals, policies and actions for the provision of park and recreation facilities and services through General Plan buildout. This Initial Study has been prepared to document the potential environmental effects that might result from the park and recreation facilities identified in the proposed PMP. Mitigation measures are identified throughout this document to minimize impacts associated with implementation of these facilities to a less than significant level.

5) Other public facilities? Determination: No Impact.

The PFMP identifies the public building needs for the City through buildout of the General Plan. This Initial Study has been prepared to document the potential environmental effects that might result from the public buildings identified in the proposed PFMP. Mitigation measures are identified throughout this document to minimize impacts associated with implementation of these facilities to a less than significant level.

XV. RECREATION

RECREATION --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☑	☐

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☑	☐	☐

a) Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Determination: Less Than Significant Impact.

Refer to Response XIV(a)4, above. The PMP identifies existing park facilities, analyzes the demand for future parks, provides standards for new park facilities and identifies goals, policies and actions for the provision of park and recreation facilities and services through General Plan buildout. The PMP specifically includes policies to ensure that adequate park and recreation facilities are provided in the City and no physical deterioration would occur to such facilities. Moreover, mitigation measures are identified throughout this document to minimize impacts associated with implementation of these facilities to a less than significant level.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? Determination: Less Than Significant Impact With Mitigation Incorporated.

As noted in Response XIV(a)4, above, the PMP identifies existing park facilities, analyzes the demand for future parks, provides standards for new park facilities and identifies goals, policies and actions for the provision of park and recreation facilities and services through General Plan buildout. However, it does not identify the location of specific park and recreation amenities. As described throughout this document, variety of environmental effects could occur as a result of the construction of new park and recreation amenities as identified in the PMP. All identified impacts would be reduced to less than significant with implementation of Mitigation Measures 1-22 identified in this document.

XVI. TRANSPORTATION/TRAFFIC

TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and	☐	☐	☑	☐

non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways?	☐	☐	☑	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☑	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☑	☐
e) Result in inadequate emergency access?	☐	☑	☐	☐
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☑	☐

Would the Project:

a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Determination: Less Than Significant Impact.*

Construction and operation of facilities identified in the PMP, PFMP, and PSMP would generate traffic. However, the specific traffic related environmental impact of constructing new individual PMP, PFMP, or PSMP facilities cannot be determined at this first-tier level of analysis, as specific site details, including locations of new facilities have not been determined. Development and operation of PMP, PFMP, and PSMP facilities may result in potentially significant impacts that are addressed by various plans, policies and mitigation measures identified in other sections

of this IS/CEQA Guidelines Section 15183 Analysis. As specific projects are identified, additional project-specific, second- tier environmental analysis will be completed.

b) *Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? Determination: Less Than Significant Impact.*

Refer to Response 4.XVI (a), above. Impacts would be less than significant.

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? Determination: Less Than Significant Impact.*

Refer to Response 4.XVI (a), above. Impacts would be less than significant.

d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Determination: Less Than Significant Impact.*

Refer to Response 4.XVI (a), above. Impacts would be less than significant.

e) *Result in inadequate emergency access? Determination: Less Than Significant Impact with Mitigation Incorporated.*

Construction of facilities identified in the proposed PMP, PFMP, and PSMP could delay emergency response times due to roadblocks, construction delays, and detours. However, with implementation of Mitigation Measures 17, 21, and 22 above, impacts associated with inadequate emergency access would less than significant.

f) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Determination: No Impact.*

The PMP, PFMP, and PSMP identify the park and recreation amenities, public buildings, and public safety facilities needed to accommodate future development envisioned by the General Plan through buildout. Therefore, implementation of the PMP, PFMP, or PSMP would not conflict with adopted policies, plans, or programs supporting alternative transportation.

XVII. UTILITIES AND SERVICE SYSTEMS

UTILITIES AND SERVICE SYSTEMS B Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☑	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☑	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☑	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☑
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☑	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☑	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☑	☐

Would the Project:

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Determination: Less than Significant Impact.*

Refer to Response 4.IX(a), above. Less than significant impacts would occur.

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Determination: Less than Significant Impact.*

The PMP, PFMP, and PSMP identify the park and recreation amenities, public buildings, and public safety facilities needed to accommodate future development envisioned by the General Plan through buildout. As part of the future detailed design of these park and recreation amenities, public buildings, and public safety facilities recommended by the PMP, PFMP, and PSMP, the City would require the provision of adequate water and wastewater facilities. However, the PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings. Therefore, future water and wastewater demand associated with PMP, PFMP, and PSMP facilities would be addressed on a project-by project basis at the time specific facilities are proposed for construction and operation and additional project-specific, environmental analysis will be completed. Impacts would be less than significant.

c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Determination: Less Than Significant Impact.*

The PMP, PFMP, and PSMP identify the park and recreation amenities, public buildings, and public safety facilities needed to accommodate future development envisioned by the General Plan through buildout. The PMP, PFMP, and PSMP do not identify the construction of new storm water drainage facilities or expansion of existing facilities. As part of the future detailed design of these park and recreation amenities, public buildings, and public safety facilities recommended by the PMP, PFMP, and PSMP, the City would require adequate site drainage. Moreover, the PMP, PFMP and the PSMP do not specify the exact location of new parks or recreation facilities or public buildings. Therefore, future storm drainage associated with PMP, PFMP, and PSMP facilities would be addressed on a project-by project basis at the time specific facilities are proposed for construction and operation and additional project-specific, environmental analysis will be completed. Impacts would be less than significant.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Determination: No Impact.*

The City's 2010 Urban Water Management Plan (UWMP) identifies sufficient water supplies, including groundwater, to serve the City's demand through buildout of the General Plan. No impact is anticipated.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Determination: Less Than Significant Impact.

Refer to Response 4.XVII(b), above. Less than significant impacts would occur.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Determination: Less Than Significant Impact.

Construction debris from site preparation of the various facilities would generate solid waste that would need to be properly disposed of in the appropriate landfill. The generation of additional construction-related waste would be temporary and would cease upon completion of the proposed facilities. Solid waste generation during operation of the proposed facilities is anticipated to be minimal, and would not result in a significant increase in waste for disposal in area landfills. However, the PMP, PFMP and the PSMP do not specify the exact design details of new parks or recreation facilities or public buildings. Therefore, future solid waste associated with PMP, PFMP, and PSMP facilities would be addressed on a project-by project basis at the time specific facilities are proposed for construction and operation and additional project-specific, environmental analysis will be completed. Impacts would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste? Determination: Less Than Significant Impact.

Refer to Response XVII(f), above.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☑	☐	☐

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☑	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☑	☐	☐

The following findings have been made, regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines, based on the results of this environmental assessment:

a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? Determination: Less Than Significant Impact with Mitigation Incorporated.*

As discussed in Section IV (Biological Resources) and Section V (Cultural Resources) of this Initial Study/CEQA Guidelines Section 15183 Analysis, the PMP, PFMP, and PSMP have the potential to result in potentially significant impacts on the environment. However, Mitigation Measures 3 though 11 would reduce impacts on biological resources to less than significant, while Mitigation Measures 12 through 14 would reduce impacts on cultural resources to less than significant.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? Determination: Less Than Significant Impact with Mitigation Incorporated.*

Construction of park and recreation amenities, public buildings, and public safety facilities identified in the PMP, PSMP, and PFMP would occur over time and would be dependent on future development. Therefore, it is not anticipated that cumulative impacts would result from implementation of improvements. Adherence to the mitigation measures identified throughout this document would reduce potential short-term and long-term impacts to less than significant.

c) *Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? Determination: Less Than Significant Impact with Mitigation Incorporated.*

As stated in various sections of this Initial Study/CEQA Guidelines Section 15183 Analysis, the PMP, PFMP, and PSMP have the potential to result in significant impacts on the environment. However, with implementation of mitigation measures identified throughout this document, impacts would be less than significant.

I. REFERENCES

The following references were utilized during preparation of this Initial Study/CEQA Guidelines Section 15183 Analysis.

California Department of Conservation, California Geological Survey website, www.consrv.ca.gov.

California Environmental Quality Act (CEQA) Guidelines, 2012.

City of Tracy, *Amendment to the Draft EIR,* March 2006.

City of Tracy, *Citywide Public Facilites Master Plan,* September 2011.

City of Tracy, *Citywide Public Safety Master Plan*, September 2011.

City of Tracy *General Plan EIR*, October 2005.

City of Tracy, *General Plan*, February 2011.

City of Tracy, *General Plan Supplemental EIR*, February 2010.

City of Tracy, *City of Tracy, Citywide Water System Master Plan,* August 2012.

City of Tracy, *Draft Parks Master Plan (New Developments),* November 2012

H.T. Harvey and Associates, *City of Tracy Infrastructure Master Plans Biotic Resources Report*, May 2012.