



**ADDENDUM TO THE  
CORDES RANCH SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT  
SCH NO. 2011122015**

September 2018

**Proposed Amendment to the  
Cordes Ranch Specific Plan**

*Prepared For:*

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## INTRODUCTION

The following document provides an analysis of the proposed Amendment to the Cordes Ranch Specific Plan (CRSP) and General Plan Amendment (“proposed Project”) with respect to consistency with the previously approved Cordes Ranch Specific Plan, the analysis contained in the certified Cordes Ranch Specific Plan EIR (“CRSP EIR”), and any site specific environmental impacts or cumulative impacts that may result from the proposed Amendment to the Specific Plan as described herein.

### *California Environmental Quality Act*

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §§ 21000 et seq.); the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §§ 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Tracy (City).

Section 15164(a) of the State CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent EIR or Negative Declaration is only required when:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The following describes the requirements of an addendum, as defined by CEQA Guidelines Section 15164:

- (a) The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.
- (b) An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- (d) The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an addendum may be prepared, consistent with CEQA Guidelines Section 15164.

Based on the analysis and evaluation provided in this Addendum, no new significant impacts would occur because of the proposed Amendment, nor would there be any substantial increase in the severity of any previously-identified significant environmental impact. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the Cordes Ranch Specific Plan Final Environmental Impact Report would substantially reduce one or more significant effects on the environment. Therefore, no conditions described in Section 15162 of the CEQA Guidelines has occurred. For this reason, an Addendum is the appropriate document that will comply with CEQA requirements for the proposed Amendment.

## **PREVIOUS ENVIRONMENTAL ANALYSIS OF THE PROJECT**

The Tracy City Council approved the Cordes Ranch Specific Plan and certified the corresponding CRSP EIR (Cordes Ranch Specific Plan EIR (SCH# 2011122015) on September 3, 2013. This Addendum incorporates by reference, where relevant and appropriate, discussion and analysis contained in the previously certified Cordes Ranch Specific Plan EIR. The CRSP EIR evaluates the potential environmental impacts resulting from the approval and implementation of the Cordes Ranch Specific Plan Project. The Cordes Ranch Specific Plan Project involves the development of approximately 1,780 acres of land with commercial,

office and business park industrial uses. The EIR evaluated several actions associated with implementation of the Specific Plan including a General Plan amendment, approval of the Specific Plan (to serve as zoning for the project); approval of a development agreement, annexation of the CRSP Area to the City of Tracy, tentative and final map approvals; development permits and finally, building permits. The CRSP was prepared to set forth a comprehensive planning framework, as well as to identify development regulations and design guidelines relating to land uses, development standards, architecture, landscaping, park/recreational and open space facilities, circulation, signage, sustainability features, as well as all other necessary on- and off-site infrastructure improvements required to implement the Specific Plan. As of the date of this Addendum publication, approximately 5.48 million square feet of industrial space has been constructed. The amount of industrial building space that has been approved, but not yet constructed, totals approximately 695,973 square feet. There are approximately 1,150 gross acres of land remaining that has yet to receive Development Review approval.

## **PURPOSE OF ADDENDUM**

The purpose of this Addendum is to analyze any potential differences between the impacts identified in the previously certified Cordes Ranch Specific Plan EIR and those that would be associated with the proposed amendments to the Cordes Ranch Specific Plan.

Pursuant to provisions of CEQA and the State CEQA Guidelines, the City of Tracy is the Lead Agency charged with the responsibility of deciding whether to approve the proposed Amendment. As part of its decision-making process, the City is required to review and consider whether the proposed Amendment would create new significant impacts or significant impacts that would be substantially more severe than those disclosed in the previously certified EIR. The decision-making body must consider the whole of the data presented in the CRSP EIR, and as augmented by this Addendum and the previously adopted Mitigation Monitoring and Reporting Program. Additional CEQA review beyond this Addendum would only be triggered if the proposed Amendment created new significant environmental effects or a substantial increase in the severity of previously identified significant effects disclosed in the Cordes Ranch Specific Plan EIR used to approve the Cordes Ranch Specific Plan.

## **PROPOSED REVISIONS TO THE APPROVED PROJECT**

An Amendment to the previously approved CRSP and General Plan Amendment (GPA) (together, the proposed "Project") has been submitted to the City of Tracy for consideration. The purpose of the Amendment is to address minor adjustments to CRSP Figure 3.2, Zoning Districts. The overall existing footprint of the CRSP has not changed, nor have the permitted uses, or zoning. The following provides a comprehensive description of the proposed revisions:

### Project Signage

The signage as originally approved in the CRSP allowed for a 70' tall Freeway sign, a 40' City Gateway sign and walls, a 20' Project Entry Sign and walls, and a 13'-6" Major Intersection Sign and walls. The proposed signage program maintains the 70' Freeway sign in both height and location but provides for a more contemporary design with updated colors and materials for retail tenant identification.

Modifications to Sign Type A, B, and C are listed as follows:

- Sign Type A (Gateway Sign) would be revised to be more horizontal with a white monument wall element to anchor the sign, a logo element, which would contrast with the dark ribbed metal curved base walls. Individual brushed metal letters would be located on top of each of the two base walls identifying the International Park of Commerce (As noted above, the project area is now referred to by this name). The two locations identified in the previously adopted CRSP would be maintained.
- Sign Type B (Project Entry Sign) would be redesigned from a vertical structure to a more horizontal design with a white monument wall element to anchor the sign, a logo element, and would contrast with the single dark ribbed metal curved base wall. Individual brushed metal letters would be located on top of a metal box beam identifying the International Park of Commerce. All three corner locations identified in the previously adopted Specific Plan would be maintained. However, the northern entry sign from I-205 at Mountain House Parkway would be moved south to Capital Parks drive due to the location of gas line utility conflicts at the I-205/Mountain House Parkway intersection.
- Sign Type C (Major Intersection Sign) would be revised to be horizontal with a white monument wall element to anchor the sign, a logo element, and would contrast with the single dark ribbed metal curved base wall. Individual brushed metal letters would be located on top of a metal box beam identifying the International Park of Commerce. The five locations identified in the previously adopted Specific Plan approval would be reduced to three.

#### Wall Signage

Wall signage would be added to the CRSP to allow for individual tenant signage. Signage would be proportional to the mass and scale of the distribution warehouse buildings in the Business Park Industrial (BPI) Zoning district. Signage area would be increased from ½ square foot of sign area to 1 square foot of sign area for each lineal foot of building frontage of business being identified. The total area of signage per individual sign would also be increased from 100 square feet to 300 square feet.

#### Monumental Signage

Monument signage would be added to CRSP to allow for a maximum height of 8' and a maximum width of 10', with a total sign area of 80 square feet per sign face. Two monument signs would be allowed for each street frontage per parcel that has access onto a public street.

#### *Project Location*

The City of Tracy is located in San Joaquin County, which is within the Central Valley region of California. The City is approximately 60 miles east of San Francisco, which is separated from the Central Valley by the Coastal 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*.

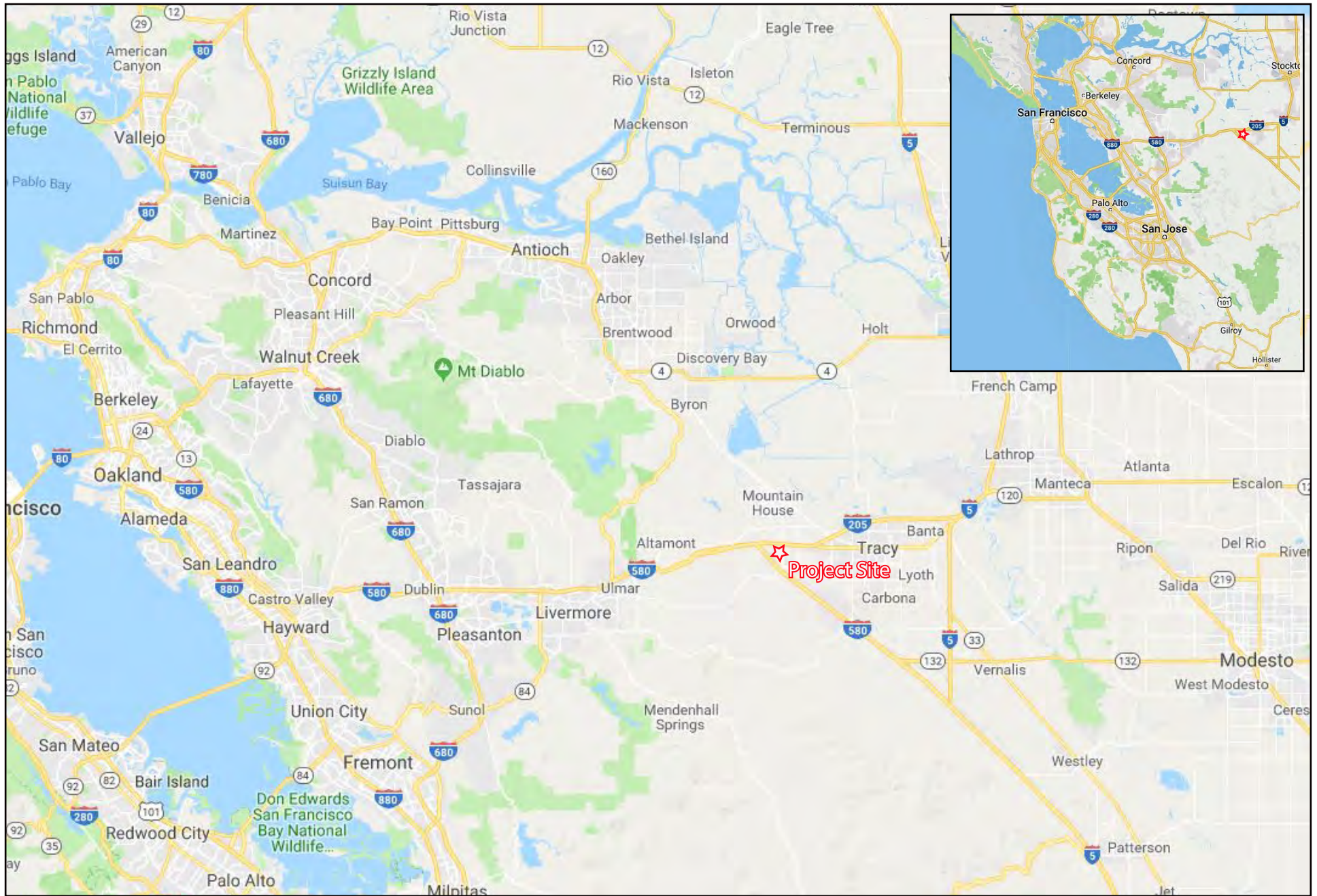
The CRSP Area consists of approximately 1,780 acres in the general vicinity of Mountain House Parkway and Hansen Road, south of Interstate 205 and north of West Schulte Road as shown in Figure 2, *Project Vicinity Map*.

#### *General Plan Amendment*

The proposed Project includes a proposed General Plan Amendment involving minor adjustments to Figure 2-2, General Plan Land Use Designations, for the Cordes Ranch Specific Plan Area, as shown in Figure 3, *Proposed General Plan Land Use Designations of the General Plan*. The General Plan Amendment is required to align the land use designations with the street configurations as shown in Figure 4, *Cordes Ranch Specific Plan Zoning Districts*.

Based on the analysis and evaluation provided in this Addendum, no new significant impacts would occur because of the proposed General Plan Amendment, nor would there be any substantial increase in the severity of any previously-identified significant environmental impact.





Source: Kimley-Horn & Associates, 2018

### Figure 1: Regional Location Map

Addendum to Cordes Ranch Specific Plan Environmental Impact Report



Not to scale

**Kimley»Horn**

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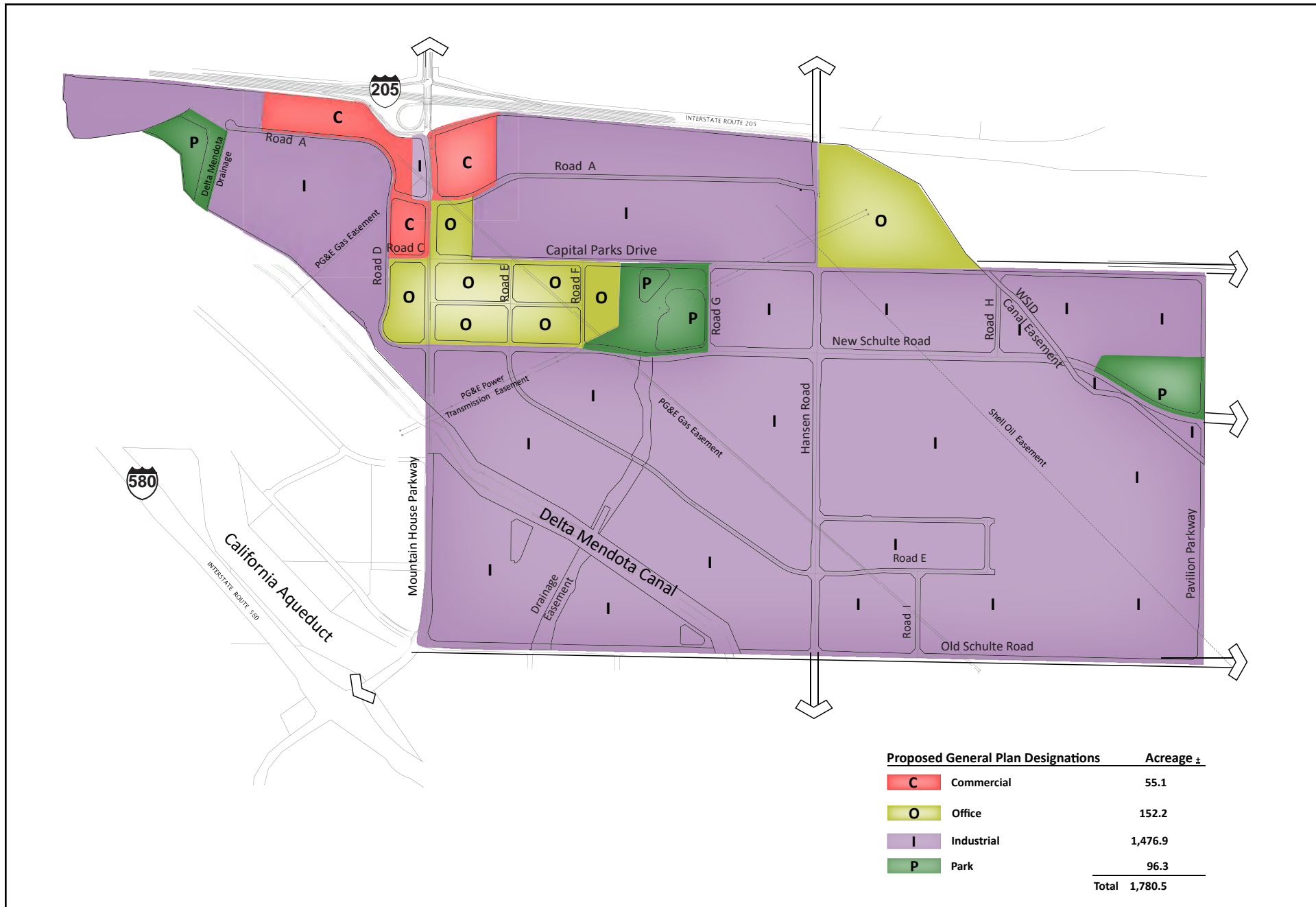


Source: Kimley-Horn & Associates, 2018; Google Earth, 2018

## Figure 2: Project Vicinity Map

Addendum to Cordes Ranch Specific Plan Environmental Impact Report





Source: David Babcock + Associates, 2018

### Figure 3: Proposed General Plan Land Use Designations

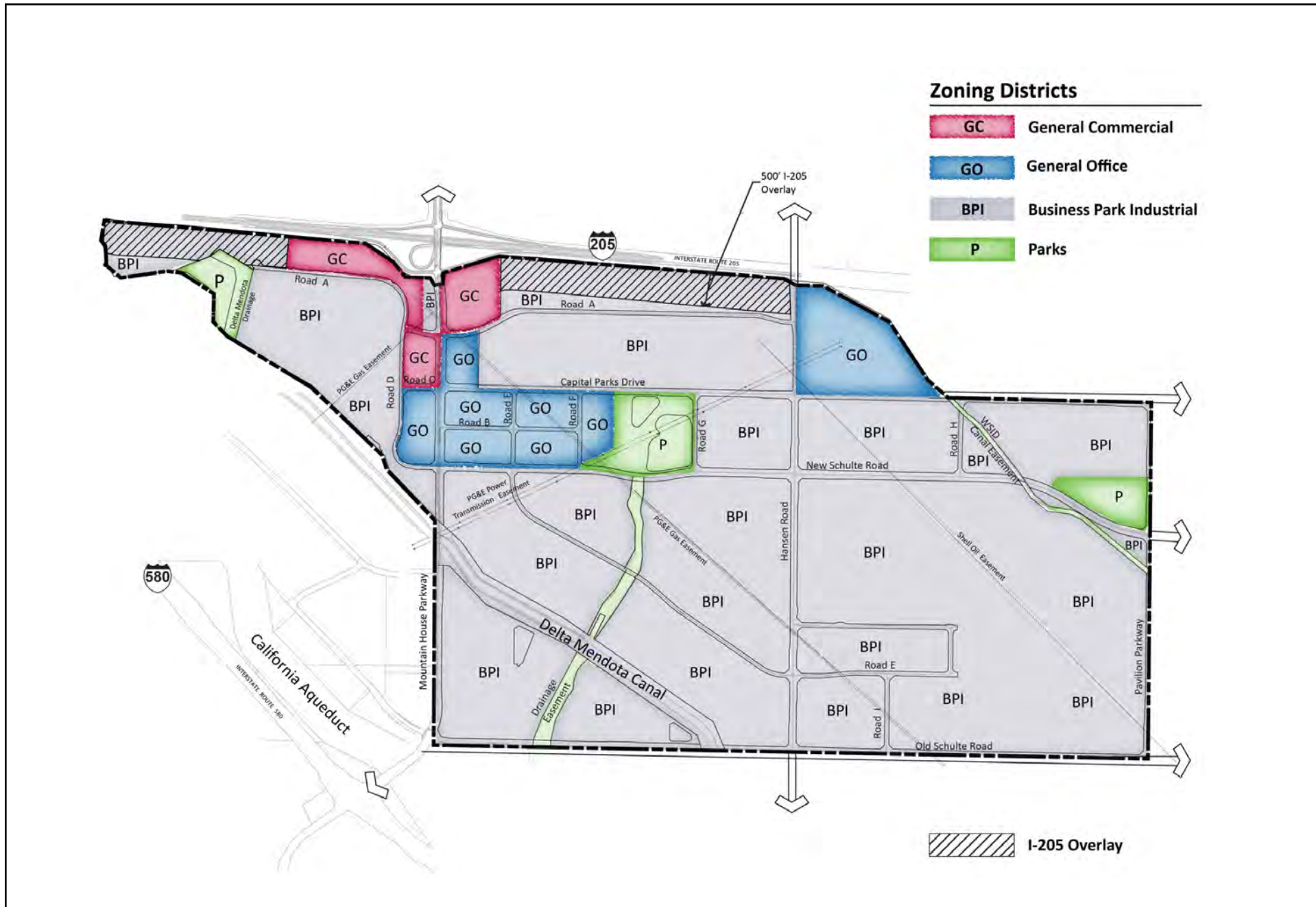
Addendum to Cordes Ranch Specific Plan Environmental Impact Report



Not to scale

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Source: David Babcock + Associates, 2018

**Figure 4: Proposed General Plan Land Use Designations**

Addendum to Cordes Ranch Specific Plan Environmental Impact Report



Not to scale

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## Cordes Ranch Specific Plan Environmental Impact Analysis Summary

The CRSP EIR, certified on September 3, 2013, found the following effects to be significant and unavoidable impacts after mitigation:

### Aesthetics, Light, and Glare:

- The Cordes Ranch Specific Plan would cause a substantial adverse effect on a scenic vista.
- The Cordes Ranch Specific Plan would substantially damage scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings within a state scenic highway.
- Implementation of the Cordes Ranch Specific Plan would substantially degrade the existing visual character or quality of the site and its surroundings.
- Implementation of the Cordes Ranch Specific Plan would change the visual aspect of and views from, to, and across the Specific Plan Area, add new development to viewsheds, bring urban development to a rural and agricultural area, resulting in cumulatively considerable contributions to significant impacts on scenic vistas, scenic resources within a State scenic highway, and visual character.

### Air Quality:

- The Cordes Ranch Specific Plan would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions and indirect impacts from area sources and electricity consumption.
- Due to the Cordes Ranch Specific Plan site's exceedances of SJVAPCD's air quality standards, future development within the Cordes Ranch site would not be consistent with the most recent Air Quality Management Plan.
- Implementation of the Cordes Ranch Specific Plan would impact regional air quality levels on a cumulatively considerable basis. Operation of the Project could emit significant levels of ROG, NO<sub>x</sub>, CO, and PM<sub>10</sub>, and would cumulatively contribute to the ozone and particulate matter non-attainment designations of the SJVAB.
- The Cordes Ranch Specific Plan would result in emissions from operation of ozone precursors and particulate matter caused by construction and operation of the Project.
- The Cordes Ranch Specific Plan would result in emissions of Toxic Air Contaminants (TACs), primarily from diesel particulate matter emitted by trucks, that would cause increased cancer risk, that exceeds 10 excess cancer cases per million, at residents on-site (Phase 1 only) and off-site.

### Agricultural Resources:

- The Cordes Ranch Specific Plan would convert Prime Farmland to non-agricultural uses.
- Implementation of the proposed Cordes Ranch Specific Plan, together with other cumulative projects, would result in incremental reduction in agricultural resources.

Biological Resources:

- Impacts to wildlife movement opportunities without a substantial reduction in the extent of development and retention of existing grassland and agricultural cover on the Specific Plan Area.

Greenhouse Gas Emissions:

- Significant generation of greenhouse gas emissions during construction and operation of the Project would conflict with an applicable greenhouse gas reduction plan, policy, or regulation.

Noise:

- Substantial noise levels for future buildings along heavily traveled roadways.
- Substantial increases in traffic noise.
- Substantial noise level increases for future construction activities in close proximity to existing and/or previously completed land uses.
- Cumulatively considerable contribution to traffic noise.

Traffic:

- The addition of traffic to the regional transportation system from the Cordes Ranch Specific Plan would degrade LOS on I-205 Eastbound between Mountain House Parkway and Tracy Boulevard to unacceptable traffic conditions during PM peak hour.
- Over-capacity conditions on the existing roadway and freeway network due to Project Buildout.
- Construction impacts at four intersections (#1, #4, #18, and #20) under the 2035 Plus Phase I scenario, with the Tracy Roadway and Tracy Roadway and Transportation Master Plan roadway network in place.
- Generation of unacceptable levels of service.
- Change in air traffic patterns in Tracy area, either in terms of an increase in traffic levels or a change in location, that results in substantial safety risks.
- Increase in hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- Result in inadequate emergency access.

Utilities and Service Systems:

- Expansion of wastewater facilities to serve full buildout.
- Impacts to Project's stormwater drainage facilities.

The 2013 CRSP Final EIR found the following potentially significant and significant effects to be less than significant with mitigation incorporated:

Aesthetics:

- A new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

Air Quality:

- Impacts to day care centers located within the Specific Plan Area due to elevated concentrations of TACs.

Agriculture:

- Impacts to agricultural activities on the adjacent land due to potential incompatibilities.

Biological Resources:

- Impacts to candidate, sensitive, or special status species or sensitive natural community identified in local or regional plans, policies, or regulations.
- Impacts to nesting birds.
- Impacts to jurisdictional wetlands and other waters of the United States.
- Impacts to riparian habitat or other sensitive natural communities.
- Cumulatively considerable contribution to the loss of vegetation and wildlife resources.

Cultural Resources:

- Impacts to archaeological deposits during construction.
- Impacts to fossils encountered during excavation.
- Human remains encountered during construction.

Geology and Soils Hazards:

- Soil erosion and loss of topsoil during construction activities.

Hazards and Hazardous Materials:

- Accidental release of hazardous materials during routine use, transport, and disposal of hazardous materials associated with implementation of the Project.
- Exposure to contamination of past hazardous material sites, potential pesticide hot spot areas, and demolition of older structures that contain ACBM or lead based paint.

Hydrology, Drainage, and Water Quality:

- Violation of water quality standards.
- Degradation of water quality.
- Soil disturbance associated with construction, including movement of soils and vegetation removal in the Specific Plan Area.
- Alteration of drainage patterns.

- Discharge of sediments and pollutants to downstream areas and on-site wetlands.

Noise (*potentially significant with mitigation incorporated*):

- Temporary increases in noise and/or vibration from grading and construction.

Public Services and Recreation:

- Impacts to South County Fire Authority's fire operations due to need for new or expanded facilities.
- Impacts to Tracy Police Department's operations due to need for new or expanded police service facilities.

Traffic:

- Impact to intersections 1, 2, 6, 7, 10, 18, 19, and 20, under Existing Plus Project Phase 1 conditions.
- Construction impacts at four intersections (#1, #4, #18, and #20) under the 2035 Plus Phase I scenario, with the Tracy Roadway and Tracy Roadway and Transportation Master Plan roadway network in place.
- Construction impacts at intersection #1 under 2035 Plus Project Buildout scenario.

Utilities and Service Systems:

- Expansion of City's existing wastewater treatment system.

Implementation of mitigation measures identified in the CRSP EIR would reduce the severity of potentially significant and unavoidable impacts as well as mitigate aforementioned impacts to a level of less than significant. Where applicable, mitigation measures stemming from the previously certified CRSP EIR and adopted as conditions of Specific Plan approval would be incorporated into the proposed Project.

The CRSP EIR found that buildout of the CRSP would have a less than significant impact or no impact to remaining topical areas not identified above pursuant to the *CEQA Guidelines*.

### *Conclusion*

The proposed Amendment would not result in any new significant impacts that have not already been analyzed in the CRSP EIR. The implementation of the Amendment would also not result an increase in the severity of any previously identified environmental impacts. The potential impacts associated with this Amendment would either be of the same significance or less than those described in the CRSP EIR. There are no substantial changes to the conditions under which the proposed Amendment would be undertaken that would result in any new or more severe environmental impacts than those already addressed in the certified CRSP EIR. No new information regarding the potential for new or more severe significant environmental impacts been identified. Therefore, in accordance with the State CEQA Guidelines, this Addendum to the previously certified CRSP EIR is the appropriate environmental documentation for the CRSP Amendment. No further environmental review associated with the proposed Amendment is thereby required.



On September 3, 2013, the Tracy City Council adopted a Statement of Overriding Considerations for all significant impacts associated with buildout of the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact not contemplated in the previously certified CRSP EIR.

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## I. AESTHETICS

### Threshold (a) Would the Project have a substantial adverse effect on the scenic vista?

**Previous Significance Determination:** Impacts related to scenic vistas were considered significant and unavoidable in the previously certified CRSP EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not impact the scenic vista any greater than already analyzed in the CRSP EIR, as the proposed changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2, Zoning Districts as shown in Figure 4, *Cordes Ranch Specific Plan Zoning Districts*. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment. As such, none of these minor modifications would result in an increase in the severity of scenic vista impacts evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, scenic vistas would not be altered any further than what was previously analyzed. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR.

### Threshold (b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

**Previous Significance Determination:** The CRSP would result in the construction of buildings and other urban features within the range of the Interstate 580 (I-580), which is a designated scenic corridor. Thus, a significant and unavoidable impact would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not damage scenic resources, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the street configurations as proposed in the Amendment and would not damage scenic resources. As such, none of these minor modifications would result in damage to scenic resources as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, impacts to scenic resources would not be altered any further than what was previously analyzed. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR.

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**Threshold (c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

**Previous Significance Determination:** Impacts related to the visual character of the CRSP site were considered significant and unavoidable in the previously certified CRSP EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not degrade the existing visual character of the site any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and thus, would not degrade the existing visual character of the site. The signage as originally approved in the CRSP allowed for a 70' tall Freeway sign, a 40' City Gateway sign and walls, a 20' Project Entry Sign and walls, and a 13'-6" Major Intersection Sign and walls. The revised signage program maintains the 70' Freeway sign in both height and location to presents a more contemporary design with updated colors and materials for retail tenant identification. In addition, wall signage and monumental signage have also been added to the CRSP. As such, none of these minor modifications would result in damage to visual character of the site as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

**Previous Significance Determination:** Light and glare generated by the CRSP were considered less than significant in the previously certified CRSP EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not create a new source of light or glare any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2, Zoning Districts as shown in Figure 4, *Cordes Ranch Specific Plan Zoning Districts*. . Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the proposed CRSP street designations as proposed in the Amendment and would also have no effect on light and glare. As such, none of these minor modifications would result in an increase in a new source of light or glare evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as

a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR. The proposed modifications to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

### **Cumulative Impacts**

The potential aesthetic impacts related to views, aesthetics, and light and glare are site specific. While impacts are minimized with implementation of mitigation measures, impacts related to aesthetics across the CRSP Area were considered cumulatively significant and unavoidable in the previously certified CRSP EIR. As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Amendment-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the CRSP. Therefore, no additional adverse cumulative aesthetic impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional mitigation measures are required.

## II. AGRICULTURAL AND FORESTRY RESOURCES

**Threshold (a) Would the project 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?**

**Previous Significance Determination:** Impacts related to the conversion of prime farmland were considered significant and unavoidable in the previously certified CRSP EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The California Department of Conservation Farmland Mapping and Monitoring Program has designated the site “Farmland of Local Importance”. As discussed in the previously certified CRSP EIR, development of the CRSP would entail conversion of the entire CRSP Area from agricultural uses to urban uses. The proposed Amendment does not contribute to this impact since the proposed Amendment area does not currently contain prime farmland, unique farmland, or farmland of statewide importance.

Thus, the proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

**Threshold (b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**Previous Significance Determination:** The CRSP EIR concluded that implementation of the Specific Plan would not conflict with existing zoning for agricultural use, or a Williamson Act contract.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

As discussed in the previously certified CRSP EIR, no parcels within the CRSP Area are under an Williamson Act contract. As a result, the proposed Amendment would not be the subject of a Williamson Act contract.

Thus, the proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

**Threshold (c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.**

**Previous Significance Determination:** As discussed above and in the previously certified CRSP EIR, full buildout of the CRSP would entail conversion of the entire CRSP Area from agricultural uses to urban uses. This conversion was found to be consistent with the City’s long-term planning vision for the area (as set forth in the Tracy General Plan) and also consistent with the recent Local Agency Formation Commission (LAFCO) approval of the City’s Sphere of Influence (SOI) to include the Specific Plan Area, and is designated for future urban uses in the previously certified CRSP EIR. However, the proposed land uses in the CRSP Area would be incompatible with adjacent land uses without appropriate buffer activities from

development of the CRSP. Impacts related to other changes in the existing environment which, due to the conversion of farmland to non-agricultural use were considered significant and unavoidable in the previously certified CRSP EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in conversion of Farmland to non-agricultural use, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with centerline of the street configurations as proposed in the Amendment and would not result in conversion of Farmland to non-agricultural use. As such, none of these minor modifications would result in additional conversion of Farmland to non-agricultural uses as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, no conversion of Farmland to non-agricultural use would occur than what was previously analyzed. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Amendment-related impacts are consistent with the environmental effects previously identified in the certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the CRSP. Therefore, no additional adverse cumulative agricultural and forestry related impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional mitigation measures are required.

### III. AIR QUALITY

#### **Threshold (a) Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**Previous Significance Determination:** The CRSP EIR found that buildout of the CRSP would generate a substantial increase in (both construction and operational-related) criteria air pollutants that would exceed the SJVACPD's significance thresholds. Therefore, build out of the CRSP Area would be inconsistent with the San Joaquin Valley Air Pollution Control District's (SJVAPCD) air quality plans and impacts were considered significant and unavoidable within the previously certified EIR prepared for the CRSP.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not conflict with the SJVAPCD air quality plans, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not conflict with the SJVAPCD air quality plans. As such, none of these minor modifications would result in conflict with the SJVAPCD air quality plans as evaluated in the CRSP EIR. Thus, impacts relative to conflicts with applicable air quality plans would cause neither a new impact to occur, nor an increase in the severity of an impact previously identified in the CRSP EIR.

#### **Threshold (b) Would the project generate criteria air pollutants during construction and operation that would exceed SJVAPCD's Thresholds?**

**Previous Significance Determination:** The region of the proposed Amendment area is classified as nonattainment for ozone, PM<sub>10</sub>, and particulate matter with a diameter smaller than 2.5 microns (PM<sub>2.5</sub>). Buildout of the CRSP Area would generate emissions of ROG, PM<sub>10</sub>, and NO<sub>x</sub> during operation that would be above the SJVACPD's regional thresholds of significance. Therefore, impacts were determined to be significant and unavoidable within the previously certified EIR prepared for the CRSP.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not generate criteria air pollutants during construction and operation that would exceed SJVAPCD's Thresholds, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not generate criteria air pollutants. As such, none of these minor modifications

would result in generation of criteria air pollutants during construction and operation that would exceed SJVAPCD's Thresholds as evaluated in the CRSP EIR. Thus, impacts relative to generation of criteria air pollutants would cause neither a new impact to occur, nor an increase in the severity of an impact previously identified in the CRSP EIR.

**Threshold (c) Would construction of the project exceed SJVAPCD's significant thresholds and cumulatively contribute to the ozone and particulate matter non-attainment designations of the SJVAB?**

**Previous Significance Determination:** The region of the proposed Amendment area is classified as nonattainment for ozone, PM<sub>10</sub>, and particulate matter with a diameter smaller than 2.5 microns (PM<sub>2.5</sub>). Buildout of the CRSP Area would generate emissions of ROG, PM<sub>10</sub>, and NO<sub>x</sub> during operation that would be above the SJVAPCD's regional thresholds of significance. Therefore, impacts were determined to be significant and unavoidable within the previously certified EIR prepared for the CRSP.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not exceed SJVAPCD's significant thresholds and cumulatively contribute to the ozone and particulate matter non-attainment designations of the SJVAB during construction of the CRSP Area, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not generate criteria air pollutants. As such, none of these minor modifications would exceed SJVAPCD's significant thresholds and cumulatively contribute to the ozone and particulate matter non-attainment designations of the SJVAB during construction of the CRSP Area as evaluated in the CRSP EIR. Thus, no new impact would occur, nor an increase in the severity of an impact previously identified in the CRSP EIR. The modifications proposed under the Amendment are consistent with the CRSP; thus, the impact relative to air quality violations would be similar to the building density, intensity, and land use designations identified in the CRSP EIR and no new impact or increase in the severity of a previously identified impact would occur.

**Threshold (d) Would operation of the project exceed SJVAPCD's significant thresholds and cumulatively contribute to the ozone and particulate matter non-attainment designations of the SJVAB?**

**Previous Significance Determination:** The region of the proposed Amendment area is classified as nonattainment for ozone, PM<sub>10</sub>, and particulate matter with a diameter smaller than 2.5 microns (PM<sub>2.5</sub>). Buildout of the CRSP Area would generate emissions of ROG, PM<sub>10</sub>, and NO<sub>x</sub> during operation that would be above the SJVAPCD's regional thresholds of significance. Therefore, impacts were determined to be significant and unavoidable within the previously certified EIR prepared for the CRSP.



**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not exceed SJVAPCD's significant thresholds and cumulatively contribute to the ozone and particulate matter non-attainment designations of the SJVAB during operation of the CRSP Area, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not generate criteria air pollutants. As such, none of these minor modifications would exceed SJVAPCD's significant thresholds and/or cumulatively contribute to the ozone and particulate matter non-attainment designations of the SJVAB during operation of the CRSP Area as evaluated in the CRSP EIR. Thus, no new impact would occur, nor an increase in the severity of an impact previously identified in the CRSP EIR. The modifications proposed under the Amendment are consistent with the Cordes Ranch Specific Plan; thus, the impact relative to air quality violations would be similar to the building density, intensity, and land use designations identified in the CRSP EIR and no new impact or increase in the severity of a previously identified impact would occur.

**Threshold (e) Would operation of the project violate or contribute substantially to an existing or projected an ambient air quality standard violation?**

**Previous Significance Determination:** The region of the proposed Amendment area is classified as nonattainment for ozone, PM<sub>10</sub>, and particulate matter with a diameter smaller than 2.5 microns (PM<sub>2.5</sub>). Buildout of the CRSP Area would generate emissions of ROG, PM<sub>10</sub>, and NO<sub>x</sub> during operation that would be above the SJVAPCD's regional thresholds of significance. Therefore, impacts were determined to be significant and unavoidable within the previously certified EIR prepared for the CRSP.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not violate an ambient air quality standard violation, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the street configurations would not generate criteria air pollutants. As such, none of these minor modifications would result in generation of criteria air pollutants during construction and operation that would violate an ambient air quality standard violation as evaluated in the CRSP EIR. Thus, impacts relative to violation of an ambient air quality standard violation would cause neither a new impact to occur, nor an increase in the severity of an impact previously identified in the CRSP EIR. The modifications proposed under the Amendment are consistent with the CRSP; thus, the impact relative to air quality violations would be similar to the building density, intensity, and land use designations identified in the Cordes Ranch Specific Plan EIR and no new impact or increase in the severity of a previously identified impact would occur.

**Threshold (f) Would the project expose sensitive receptors to substantial pollutant concentrations?**

**Previous Significance Determination:** A health risk evaluation was conducted to assess the potential health effects of Diesel Particulate Matter (DPM) generated from diesel-fueled vehicles and equipment during construction activities from diesel trucks generated by the CRSP during operation for the previously certified CRSP EIR. The evaluation concluded potential increase in cancer risk for on-site residents and Day Care Centers would have the potential to be exposed to elevated concentrations of toxic air contaminants and may be exposed to cancer risks that exceed ten in one million. Mitigation Measure AQ-6 would ensure that risk at day care centers are mitigated in accordance with SJVAPCD's standards, thus, impacts are less than significant. The CRSP EIR concluded that, with mitigation, pollutant concentrations generated by the CRSP would have a less-than-significant impact.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not expose sensitive receptors to pollutant concentrations, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not generate criteria air pollutants. As such, none of these minor modifications would expose sensitive receptors to pollutant concentrations as evaluated in the CRSP EIR. Thus, impacts relative to violation of an ambient air quality standard violation would cause neither a new impact to occur, nor an increase in the severity of an impact previously identified in the CRSP EIR.

**Threshold (g) Would operation of the project create objectionable odors affecting a substantial number of people?**

**Previous Significance Determination:** Impacts related to odors were considered less than significant in the previously certified CRSP EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not create objectionable odors, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment would not create objectionable odors. As such, none of these minor modifications would create objectionable odors as evaluated in the CRSP EIR. Thus, impacts relative to odors would cause neither a new impact to occur, nor an increase in the severity of an impact previously identified in the CRSP EIR.

### **Cumulative Impacts**

Impacts related to air quality associated with the development of the CRSP were considered cumulatively significant and unavoidable in the previously certified CRSP EIR. As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Amendment-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the previously adopted CRSP. Therefore, no additional adverse cumulative air quality related impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

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#### IV. BIOLOGICAL RESOURCES

**Threshold (a) Would the project 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 Wildlife or U.S. Fish and Wildlife Service?**

**Special-Status Species (Plant Species, Animal Species, Nesting Birds)**

**Previous Significance Determination:** The CRSP EIR concluded that, with mitigation, implementation of the CRSP would have a less-than-significant impact on candidate, sensitive, or special status species.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not have an adverse effect directly on any special-status species, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not damage scenic resources. As such, none of these minor modifications would have an adverse effect directly on any special-status species as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, no adverse effect on any special-status species would occur than what was previously analyzed. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR. Future development that may occur under the proposed Amendment would be located within the same footprint of the CRSP. Thus, impacts associated with sensitive, candidate, or special status species were previously analyzed in the CRSP EIR. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed in the certified CRSP EIR.

**Threshold (b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the site does not contain riparian habitat or other sensitive natural community, and no impacts would occur. The CRSP EIR concluded that no impacts would occur with respect to riparian habitat.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

As previously discussed, the CRSP Area does not contain riparian habitat. Implementation of the proposed Amendment would not impact riparian habitat or sensitive natural community. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed in the certified CRSP EIR.

**Threshold (c) Would the project 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the site contains a seasonal wetland. The CRSP EIR concluded that proposed modifications to jurisdictional wetlands and waters would require authorization from the US Army Corps of Engineers (US ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). Because authorizations are still required from jurisdictional agencies, and no plans have been prepared to address direct impacts on potential jurisdictional wetlands and other waters of the United States, a less-than-significant impact would occur with respect to either riparian habitat or wetlands.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

As previously discussed, the CRSP Area contains a seasonal wetland in the northwestern portion of the CRSP Area. Implementation of the proposed Amendment would not cause any new impacts to wetlands from what was identified in the previously certified CRSP, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with centerline of the street configurations as proposed in the Amendment and would not damage scenic resources. As such, none of these minor modifications would have an adverse effect directly on any wetlands as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, no adverse effect on any wetlands would occur than what was previously analyzed. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed in the certified CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR.

**Threshold (d) Would the project 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?**

**Previous Significance Determination:** Mitigation Measure BIO-1 in the CRSP EIR would address the loss of suitable habitat for special-status species and provide adequate compensatory mitigation for these species. However, no feasible measures are available to mitigate adverse impacts on wildlife movement opportunities without a substantial reduction in the extent of development and retention of existing grassland and agricultural cover on the CRSP Area. Impacts to movement of fish or wildlife species were considered significant and unavoidable in the previously certified CRSP EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not interfere with wildlife habitat and movement corridors from what was identified in the previously certified CRSP, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the street configurations would not interfere with wildlife habitat and movement corridors from what was identified in the previously certified CRSP. As such, none of these minor modifications would interfere with wildlife habitat and movement corridors in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, no interference with wildlife habitat and movement corridors would occur than what was previously analyzed. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed in the certified CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR. Future development that may occur under the proposed Amendment would be located within the same footprint of the CRSP. Impacts associated with interference of fish or wildlife movement were previously analyzed in the CRSP EIR. The proposed Amendment would cause greater impacts to occur, nor increase in the severity of an impact previously disclosed in the certified CRSP EIR. Additional environmental review is not required since this impact was addressed and mitigation measures analyzed in the CRSP EIR would continue to apply for the proposed Amendment.

**Threshold (e) Would the project conflict with any local policies or ordinances related to protecting biological resources, such as a tree preservation policy or ordinance?**

**Previous Significance Determination:** The CRSP EIR concluded that, with mitigation, implementation of the Specific Plan would have a less-than-significant impact on local policies or ordinances protecting biological resources.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The proposed Amendment is being prepared to update the CRSP, which was adopted in 2013 and is in compliance with the City of Tracy General Plan. All impacts regarding conflicts with relevant plans and ordinances were considered at the time the previously certified CRSP EIR was adopted. Consistent with the conclusion identified in the previously certified EIR, the proposed Amendment's impacts in this regard would be less than significant.

**Threshold (f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**Previous Significance Determination:** The CRSP EIR concluded that implementation of the CRSP would not conflict with an adopted habitat conservation plan.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not conflict with the San Joaquin Multi Species Conservation Plan (SJMSCP), any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the street configurations would not conflict with the SJMSCP. As such, none of these minor modifications would result in damage to the SJMSCP as evaluated in the CRSP EIR. As with implementation of the adopted Specific Plan, future development that may occur under the proposed Amendment would be subject to the regulations and provisions of the San Joaquin Multi Species Conservation Plan (SJMSCP). As a result, no impacts relative to conservation plans would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

#### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Amendment-related impacts are consistent with the environmental effects previously identified in the certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the CRSP. Additionally, future development that may occur under the proposed Amendment would be located within the same footprint previously analyzed in the CRSP EIR. Therefore, no additional adverse cumulative biological resources impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less-than-significant impacts would occur.

#### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

## V. CULTURAL RESOURCES

### **Threshold (a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?**

**Previous Significance Determination:** The CRSP EIR concluded that implementation of the CRSP would have a less-than-significant impact on historic resources.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The CRSP Area does not contain any sites that are listed on National Register or California Register, are State Landmarks, or are California Points of Interest. Since there are no known historical resources within the CRSP Area, the proposed Amendment would not have an impact in this regard. There is one historic resource in the vicinity of the CRSP Area, which is a 0.5-mile long section of the Delta-Mendota canal that is eligible for inclusion on the National Register of Historic Places. However, the previously certified CRSP EIR neither includes this historic section of the Delta Mendota Canal nor proposes any changes to the Delta Mendota Canal. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

### **Threshold (b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?**

**Previous Significance Determination:** The CRSP EIR concluded that implementation of the Specific Plan would have a less-than-significant impact on archaeological resources.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The City of Tracy likely contains undiscovered archaeological resources, especially in undeveloped areas. Implementation of the proposed Amendment would not disturb archaeological resources, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not disturb archaeological resources. Although there is the potential to disturb previously undiscovered archaeological resources, this potential was previously disclosed and mitigated for in the previously certified EIR. As such, none of these minor modifications would have an adverse effect directly on any archaeological resources as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, no adverse effect on any archaeological resources would occur than what was previously analyzed. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR. This determination



of less-than-significant impact is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

**Threshold (c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?**

**Previous Significance Determination:** The CRSP EIR concluded that implementation of the CRSP would have a less-than-significant impact on paleontological resources.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

As discussed in the previously certified CRSP EIR, several fossils have been found in the CRSP Area in 1948 during construction of the Delta Mendota Canal. As such, project development has the potential to impact unknown paleontological resources during grading and construction activities. The City of Tracy likely contains undiscovered paleontological resources, especially in undeveloped areas. Implementation of the proposed Amendment would not disturb paleontological resources, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment would not disturb paleontological resources. Although there is the potential to disturb previously undiscovered paleontological resources, this potential was previously disclosed and mitigated for in the previously certified EIR. As such, none of these minor modifications would have an adverse effect directly on any paleontological resources as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, no adverse effect on any paleontological resources would occur than what was previously analyzed. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR.

**Threshold (d) Would the project disturb any human remains, including those interred outside of formal cemeteries?**

**Previous Significance Determination:** The CRSP EIR concluded that implementation of the CRSP would have a less-than-significant impact on human remains.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

There are no known human remains buried within the CRSP site. Implementation of the proposed Amendment would not disturb any human remains, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage

design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment would not disturb paleontological resources. Although there is the potential to disturb previously undiscovered human remains, this potential was previously disclosed and mitigated for in the previously certified EIR. As such, none of these minor modifications would have an adverse effect directly on any undiscovered human remains as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. As such, no adverse effect on any unknown human remains would occur than what was previously analyzed. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the CRSP EIR.

### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Amendment-related impacts are consistent with the environmental effects previously identified in the certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the CRSP. Additionally, future development that may occur under the proposed Amendment would be located within the same footprint previously analyzed in the CRSP EIR. Therefore, no additional adverse cumulative cultural resources impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

## VI. GEOLOGY AND SOILS

### Thresholds (a.i – a.iv) Would the project expose persons or structures to seismic hazards?

**Previous Significance Determination:** As the previously certified EIR prepared for the CRSP, the CRSP Area is not considered susceptible to the risk of loss, injury, or death due to fault rupture and the associated impacts. In addition, the Seismic Hazards Zonation Program of the California Geological Survey (CGS) has not identified any seismically-induced liquefaction zones in the City of Tracy or in the CRSP Area. The CRSP EIR concluded that implementation of the CRSP would not expose persons or structures to seismic hazards. Impacts would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not expose persons or structures to seismic hazards, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment would not expose persons or structures to seismic hazards. As such, none of these minor modifications would not expose persons or structures to seismic hazards as evaluated in the CRSP EIR. Thus, impacts relative to seismic hazards would cause neither a new impact to occur, nor an increase in the severity of an impact previously identified in the CRSP EIR.

### Threshold (b) Would the project result in substantial erosion or loss of topsoil?

**Previous Significance Determination:** The CRSP EIR concluded that implementation of the CRSP would have a less-than-significant impact related to erosion or loss of topsoil.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

No land uses or densities are proposed as part of the Amendment that have the potential to increase the severity or likelihood of erosion, and thus impacts are less than significant. This determination of less-than-significant impact is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

### Threshold (c) Would the project 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?

**Previous Significance Determination:** Typically, subsidence occurs in areas underlain by soils that are highly compressible, such as soft clays or silts and unconsolidated sand or fill material. Landslide and liquefaction potential for the CRSP site is considered low, and thus, implementation of the proposed Amendment would also be low, as the land area covered by the proposed Amendment is within the same

development footprint covered by the adopted CRSP. The CRSP EIR concluded that implementation of the CRSP would have a less-than-significant impact related to landslide, lateral spreading, subsidence, liquefaction and/or collapse.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not locate the project on a geologic unit or soil that is unstable, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not locate the project on a geologic unit or soil that is unstable. As such, none of these minor modifications would result in locating the project on a geologic unit or soil that is unstable as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?**

**Previous Significance Determination:** As discussed in the previously certified EIR prepared for the CRSP, the CRSP site contains soils that are highly expansive and subject to significant volume changes due to moisture fluctuations. The CRSP EIR concluded that, with compliance with California Building Code (CBC) requirements and implementation of geotechnical recommendations, implementation of the CRSP would have a less-than-significant impact related to expansive soils.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not locate the project on expansive soil creating risks to life or property, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations would not locate the project on expansive soil creating risks to life or property. As such, none of these minor modifications would not locate the project on expansive soil creating risks to life or property as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental

review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer is not available for the disposal of waste water?**

**Previous Significance Determination:** The CRSP EIR concluded that no impacts would occur with regard to use of septic tanks.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

No septic tanks would be used in any land uses developed under the CRSP or the proposed Amendment. As a result, no impacts associated with the use of septic tanks would occur as part of the proposed Amendment's implementation.

**Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Amendment-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the overall land use and development regulations contained in the CRSP. Additionally, future development that may occur under the proposed Amendment would be located within the same footprint previously analyzed in the CRSP EIR. Therefore, no additional adverse cumulative geological impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

**Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

## VII. GREENHOUSE GAS EMISSIONS

### **Threshold (a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Previous Significance Determination:** The previously certified EIR prepared for the CRSP found that greenhouse gas (GHG) emissions generated by the proposed CRSP (both construction and operational-related) would exceed the applicable threshold set forth in SJVAPCD's guidance because the proposed Project's GHG emissions cannot feasibly be reduced to 29 percent below business as usual (BAU) despite the incorporation of numerous sustainability measures. The impact is significant and unavoidable.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

No changes would occur to the overall allowable number of residential units or overall square footage previously approved as part of the CRSP. Implementation of the proposed Amendment would not generate GHG emissions directly or indirectly, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not generate GHG emissions directly or indirectly. As such, none of these minor modifications would not generate GHG emissions directly or indirectly as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **Threshold (b) Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, implementation of the CRSP would not conflict with or otherwise interfere with achievement of CARB's Scoping Plan, the City's Sustainability Action Plan, the California Attorney General's Office, and the California Air Pollution Control Officer's Association (CAPCOA) applicable measures. Thus, no impact would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

No changes would occur to the overall allowable number of residential units or overall square footage previously approved as part of the CRSP. Implementation of the proposed Amendment would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, any greater than already analyzed in the CRSP EIR, as the changes would result in minor

modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As such, none of these minor modifications would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent with the environmental effects previously identified certified EIR.

No changes would occur to the overall allowable number of residential units or overall square footage previously approved as part of the CRSP. Therefore, no additional adverse cumulative greenhouse gas impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

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## VIII. HAZARDS AND HAZARDOUS MATERIALS

### **Threshold (a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, implementation of the CRSP would have a less-than-significant impact related to the public with respect to hazardous materials.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not create a hazard through the routine transport, use, or disposal of hazardous materials, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not create a new hazard through the routine transport, use, or disposal of hazardous materials. As such, none of these minor modifications would create a hazard through the routine transport, use, or disposal of hazardous materials not already evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **Threshold (b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, with mitigation, CRSP implementation would have a less-than-significant impact related to release of hazardous materials into the environment.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not create a hazard involving the likely release of hazardous materials into the environment, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not create a new hazard involving the likely release of hazardous materials into the environment. As such,



none of these minor modifications would create a hazard involving the likely release of hazardous materials into the environment not already evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the Cordes Ranch Specific Plan, implementation of the CRSP would not emit hazardous materials within one quarter mile of a school. The nearest existing school to the CRSP Area are all located more than one quarter away.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Changes proposed as part of the Amendment would be located within the same footprint as what was previously analyzed in the CRSP EIR. Therefore, the proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

**Threshold (d) Would the project 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 create a significant hazard to the public or the environment?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP Area is listed on hazardous materials site lists. Impacts would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

As discussed in the previously certified CRSP EIR, there are seven hazardous materials sites in the CRSP Area and immediate vicinity. Implementation of the proposed Amendment would not result in any greater impacts than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in locating the CRSP Area on a site listed. As such, none of these minor modifications would result in any greater impacts than already analyzed in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Changes proposed as part of the Amendment

would be located within the same footprint as what was previously analyzed in the CRSP EIR. Therefore, the proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

**Threshold (e) Would the project be 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, result in a safety hazard for people residing or working in the project area?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, implementation of the CRSP would not cause a safety hazard associated with being located within an airport land use plan.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

As discussed in the previously certified CRSP EIR, the CRSP Area is not located within an Airport Land Use Plan (i.e. it is not within the Airport Influence Area of the Airport Land Use Plan) nor is it within two miles of a public airport. Based on the nature of the proposed minor amendments to the CRSP (as described under “The Proposed Amendments to the Approved Project”), implementation of the proposed Amendment would have no effect or impact on the project’s location, and therefore the impact statement in the previously certified EIR remains unaffected. Further, the signage as originally approved in the CRSP allowed for a 70’ tall Freeway sign, a 40’ City Gateway sign and walls, a 20’ Project Entry Sign and walls, and a 13’-6” Major Intersection Sign and walls. The revised signage program maintains the 70’ Freeway sign in both height and location. In addition, wall signage and monumental signage have also been added to the CRSP and would not exceed any adopted height restrictions. As such, none of these minor modifications would result in environmental impacts, as the CRSP is not located within an airport land use plan. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (f) Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP site is not located within two miles of a private airstrip.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The CRSP site is not located within two miles of a private airstrip and no impact would occur. Based on the nature of the proposed Amendment, and given that the CRSP site is not located within two miles of a private airstrip, no impact would occur. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional

environmental review is not required since this impact was addressed and is consistent with the previously certified CRSP EIR.

**Threshold (g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**Previous Significance Determination:** The City's General Plan Safety Element includes policies that require the City to maintain emergency access routes that are free of traffic impediments (Objective SA-6.1, P1 and A2). The CRSP does not include any actions that would interfere with emergency response and evacuation plan policies. Development of the CRSP Area would include adding two lanes with shoulders on each side to provide for emergency vehicle parking, thereby increasing emergency access in the CRSP Area. By providing increased emergency access and through complying with the General Plan and the California Fire Code, implementation of the CRSP would result in a less-than-significant impact as identified in the previously certified EIR prepared for the CRSP.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

No component of the proposed Amendment would create future development that would impair or physically interfere with an adopted emergency response or evacuation plan. This determination is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

**Threshold (h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas?**

**Previous Significance Determination:** The CRSP site is located within a Moderate fire hazard area, per the California Department of Forestry, and areas which are unzoned. Therefore, the impact would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The CRSP site is located within Moderate fire hazard area, per the California Department of Forestry, and areas which are unzoned. As identified in the previously certified CRSP EIR, there is only a limited fire threat to the CRSP Area. Thus, because changes proposed as part of the Amendment would be located within the same footprint as what was previously analyzed in the CRSP EIR, no new impacts would occur. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

**Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent

with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the overall land use and development regulations contained in the CRSP. Therefore, no additional adverse cumulative hazards impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

**Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

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## IX. HYDROLOGY AND WATER QUALITY

### **Threshold (a) Would the project violate any water quality standards or waste discharge requirements?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, with mitigation, the CRSP would have a less-than-significant impact in respect to violation of water quality.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not impact water quality, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not impact water quality. As such, none of these minor modifications would result in any greater damage to water quality as evaluated and identified in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **Threshold (b) Would the project substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, implementation of the CRSP would have a less-than-significant impact with respect to groundwater.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not deplete groundwater supplies or interfere with groundwater recharge, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in any greater depletion of groundwater supplies or interference with groundwater recharge. As such, none of these minor modifications would result in depletion of groundwater supplies or interference with groundwater recharge evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP

would occur as a result of the proposed Amendment and thus, would not increase the demand for groundwater. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (c) Would the project 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, with mitigation, implementation of the CRSP would have a less than significant impact with respect to substantial erosion or siltation on- or off-site.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not alter the existing drainage pattern of the CRSP Area resulting in erosion or siltation on- or off-site, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would have no greater effect on the alteration of the existing drainage pattern of the CRSP Area. Potential erosion or siltation on- or off-site would be no greater than the impacts previously identified in the CRSP EIR. As such, none of these minor modifications would alter the existing drainage pattern of the CRSP Area resulting in erosion or siltation on- or off-site as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (d) Would the project 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, development of the CRSP Area would convert a primarily undeveloped site to a developed one, which would increase flow rates, frequency, and volumes of runoff by introducing streets, buildings, parking areas, and other impervious surfaces within the CRSP Area. Therefore, with mitigation, implementation of the CRSP would have a less-than-significant impact on the rate or amount of surface runoff resulting in flooding.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not alter the existing drainage pattern of the CRSP Area resulting in an increase rate or amount of surface runoff, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not alter the existing drainage pattern of the CRSP Area resulting in an increase rate or amount of surface runoff. As such, none of these minor modifications would alter the existing drainage pattern of the CRSP Area resulting in an increase rate or amount of surface runoff as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR..

**Threshold (e) Would the project 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, with mitigation, implementation of the CRSP would have a less-than-significant impact in respect to runoff water that exceeds the capacity of existing or planned storm water drainage systems.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

As discussed in the previously certified CRSP EIR, the CRSP would be designed to include storm drainage solutions as part of its land plan to accommodate the CRSP's drainage as well as drainage from certain other existing surrounding use and adhere to the City's Storm Drainage Master Plan, which has plans for improvements that accommodate development proposed under the CRSP. Implementation of the proposed Amendment would not create or contribute runoff water to additional sources of polluted runoff, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not create or contribute runoff water to additional sources of polluted runoff. As such, none of these minor modifications would create or contribute runoff water to additional sources of polluted runoff as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was

addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR..

**Threshold (f) Would the project otherwise substantially degrade water quality?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, with mitigation, the CRSP would have a less-than-significant impact on degradation of water quality.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not degrade water quality, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not impact water quality. As such, none of these minor modifications would degrade water quality not already evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (g) Would the project place housing/structures 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP Area is not located within a 100-year flood hazard area. As a result, no impact would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The CRSP is not located within a 100-year flood hazard area. As a result, no greater impacts than already analyzed in the CRSP EIR would occur given that the proposed Amendments are within the CRSP development footprint previously analyzed. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

**Threshold (h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP Area is not located within a 100-year flood hazard area. As a result, no impact would occur.



**Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The CRSP is not located within a 100-year flood hazard area. As a result, no greater impacts than already analyzed in the CRSP EIR would occur given that the proposed Amendments are within the CRSP development footprint previously analyzed. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

**Threshold (i) Would the project 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP Area is not located in close proximity to an area subject to flooding due to tsunamis or seiches resulting in levee failure. As a result, no impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The CRSP Area is not located within the 100-year floodplain or in the dam inundation risk areas. As a result, implementation of the proposed Amendment would result in no greater impacts than already analyzed in the CRSP EIR given that the Amendment area is within the CRSP development footprint previously analyzed. This determination of no impact is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

**Threshold (j) Would the project result in inundation by seiche, tsunami or mudflow?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP Area would not be subject to mudflows as a result of a seiche. As a result, a less-than-significant impact would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The CRSP Area is not located in close proximity to an area subject to flooding due to tsunamis or seiches resulting in levee failure, and would not be subject to mudflows as a result of a seiche. As a result, implementation of the proposed Amendment would result in no greater impacts than already analyzed in the CRSP EIR given that the Amendment area is within the CRSP development footprint previously analyzed.

The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the overall land use and development regulations contained in the CRSP. Therefore, no additional adverse cumulative hydrology impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

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## X. LAND USE AND PLANNING

### Threshold (a) Would the project physically divide an established community?

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, implementation of the CRSP Area would not have the potential to divide an established community. As a result, a less-than-significant impact would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would have no effect on the CRSP's impact relative to physically dividing an established community, or any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not physically divide an established community. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### Threshold (b) Would the project 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?

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, implementation of the CRSP Area would not conflict with land use plans, policies, or regulations. As a result, impacts would be less-than-significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not conflict with land use plans, policies, or regulations, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not conflict with land use plans, policies, or regulations. As such, none of these minor modifications would conflict with land use plans, policies, or regulations as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP

Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, implementation of the CRSP Area would not conflict with any habitat conservation plans or natural community plans. As a result, a less-than-significant impact would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not conflict with the San Joaquin Multi Species Conservation Plan (SJMSCP), any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not conflict with the SJMSCP. As such, none of these minor modifications would result in damage to the SJMSCP as evaluated in the CRSP EIR. As with implementation of the adopted CRSP, future development that may occur under the proposed Amendment would be subject to the regulations and provisions of the SJMSCP. As a result, no impacts relative to conservation plans would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

**Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the CRSP. Therefore, no additional adverse cumulative land use impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

**Mitigation Program**

None identified.

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## XI. NOISE

**Threshold (a) Would the project result in the 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, no new residential development is proposed as part of the CRSP. However, some existing on-site residential units may or may not remain as individual site-specific developments are constructed in the CRSP Area. By the project's full buildout, all these existing, on-site residential uses are assumed to be replaced by the proposed commercial or light-industrial uses. Per the City of Tracy General Plan Noise Element, the Cordes Ranch Specific Plan exterior noise levels at areas designated for General office could exceed the "normally acceptable" noise and land use compatibility standard level of 70 DBA  $L_{dn}$  for Office Buildings, Business Commercial and Professional Uses Buildings within about 1,000 feet of the centerline of Interstate-205, about 200 feet of the centerline of Mountain House Parkway, and about 70 feet of the centerline of New Schulte Road. Portions of the site could reach Noise Element's "unacceptable" noise level of 80 dBA  $L_{dn}$ . According to. As discussed in the previously certified CRSP EIR, implementation of mechanical equipment noise control and the associated adherence to the City noise ordinance would result in less-than-significant impacts from noise generated by on-site stationary sources. The CRSP Area would increase traffic, particularly truck traffic, thereby increasing noise levels surrounding roadways. As discussed below in Threshold (c), traffic noise was not able to be reduced to a less than significant level, and therefore is significant and unavoidable.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in the exposure of persons to or generation of unacceptable noise levels, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment. Thus, there is no change to the impact conclusion with respect to exposure of persons to excess noise levels in excess of established or applicable standards. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (b) Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Previous Significance Determination:** The CRSP EIR determined that impacts related to vibration were potentially significant and would be generated temporarily during construction activities of the CRSP. Vibration related to transportation activity and other operations would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in the exposure of persons to or generation of excess groundborne vibration, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment. Thus, there is no change to the impact conclusion with respect to exposure of persons to or generation of excess groundborne vibration. As such, none of these minor modifications would expose persons to or generate excess groundborne vibration. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Previous Significance Determination:** Impacts related to permanent increase in ambient noise levels in the project vicinity above levels were considered significant and unavoidable after mitigation in the previously certified CRSP EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not permanently increase ambient noise levels in the project vicinity, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in permanently increasing ambient noise levels in the project vicinity above/beyond those previously analyzed. As such, none of these minor modifications would permanently increase ambient noise levels in the project vicinity as evaluated in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Previous Significance Determination:** The City of Tracy Municipal Code restricts the operation of pile drivers, hammers, and other loud noise sources between certain hours. As identified in the previously

certified EIR prepared for the CRSP, the CRSP would result in a substantial periodic increase in ambient noise levels during construction. Impacts were considered less-than-significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in a substantial periodic increase in ambient noise levels during construction, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in a substantial periodic increase in ambient noise levels during construction. As such, none of these minor modifications would result in a substantial periodic increase in ambient noise levels during construction as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP Area is not located within an airport land use plan or within two miles of a public airport. Thus, no impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

As identified in the previously certified EIR prepared for the CRSP, the CRSP Area is not located within two miles of a public airport or within an airport land use plan. Thus, no impacts would occur.

**Threshold (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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP Area is not located within two miles of a private airstrip. Thus, no impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in a change to the project location. As the adopted CRSP is not located within an airport land use plan, no impacts would occur. No greater impacts

and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required.

### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the development regulations contained in the CRSP. Therefore, no additional adverse cumulative noise impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.



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## XII. POPULATION AND HOUSING

**Threshold (a) Would the project 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)?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would not include any residential but would add approximately 592,000 square feet of commercial development, 2.47 million square-feet of office development, and 27.79 million square feet of manufacturing and distribution development to the Cordes Ranch CRSP Area. The CRSP is expected to generate approximately 36,708 employees at full buildout. The added employment could indirectly increase the demand for housing in Tracy by increasing the number of employees in the area that would prefer to live close to their jobs. The City of Tracy has already allocated significant areas of land within the City limits and its sphere for housing. Therefore, the unexpected population growth associated with development of the CRSP was considered to be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not induce population growth either directly or indirectly, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not induce population growth either directly or indirectly. As such, none of these minor modifications would induce population growth either directly or indirectly as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would potentially displace 12 existing residences along Mountain House Parkway and Hansen Road. According to the previously certified CRSP EIR, the area would be re-designated for General Office or Business Park Industrial uses and therefore the existing residential uses would become legal, non-conforming status. The previously certified EIR assumes that all existing residences would eventually be redeveloped in accordance with the Specific Plan. Therefore, impacts would be considered less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not displace housing, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in the displacement of housing. As such, none of these minor modifications would displace housing as evaluated in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the previously certified CRSP EIR.

**Threshold (c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would not displace or require the demolition of any residences. Therefore, no construction of replacement housing is necessitated. Thus, less than significant impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in the displacement of people, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in the displacement of people. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed in the previously certified CRSP EIR.

### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the CRSP. Therefore, no additional adverse cumulative land use impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

**Mitigation Program**

None identified.

### **XIII. PUBLIC SERVICES AND RECREATION**

#### **B. Fire**

**Threshold (a)** **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, development of the CRSP would include an approximately 7,400 square-foot fire station to be built in the area of Lammers Road. The new facility would house the necessary additional staff and equipment that would be built over time and funded by new development, including the project's development impact fees. CRSP would result in a significant adverse impact to fire facilities without the payment of applicable impact fees. Thus, impacts would be less than significant with mitigation.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not trigger or result in physical impacts associated with needs of fire protection facilities, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in physical impacts associated with needs of fire protection facilities. As such, none of these minor modifications would result in physical impacts associated with needs of fire protection facilities as evaluated in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

#### **C. Law Enforcement**

**Threshold (a)** **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, or result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, with mitigation, the CRSP would not result in a substantial adverse impact associated with the need for new police or fire facilities. Development of the CRSP Area would create up to 36,000 jobs at full buildout. According to the Citywide Public Safety Master Plan (CPSMP), new facilities would need to be built over time as required and funded by new development in order to maintain the level of service within adopted

performance objectives. These new facilities would be built over time as required and funded by new development, including the CRSP development impact fees. Since buildout of the project would not exceed the City's planned growth level and this additional population has already been accounted for in the City's master planning process, the increase in service population would not be required additional law enforcement facilities beyond what has been planned in the CPSMP. Impacts related to law enforcement would be less than significant after paying the required applicable development impact fees as set forth in the adopted CRSP.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in physical impacts associated with needs of law enforcement facilities, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in physical impacts associated with needs of law enforcement facilities. As such, none of these minor modifications would result in physical impacts associated with needs of law enforcement facilities as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

#### **D. Schools**

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

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would not result in a substantial adverse impact associated with the need for new police or fire facilities, and thus impacts would be less than significant. Development of the CRSP Area would create up to 36,000 jobs at full buildout, and it is assumed some portion of these employees would become City of Tracy residents and have school-age children. The existing Tracy Unified School District (TUSD) schools are currently operating near to or over capacity. Additionally, once Mountain House High School starts fully operating, all K-12<sup>th</sup> grade students from the Cordes Ranch CRSP Area would attend Lammersville Elementary School District (LESD) schools. The project's anticipated service population has been accounted for in the City's General Plan. Each individual development application would be subject to the requirement to pay the applicable impact fee in accordance with SB 50. Under Section 65996 of the

California Government Code, the payment of such fees is deemed to fully mitigate the impacts of new development on school facilities. Therefore, impacts related to schools would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in physical impacts associated with needs of school facilities, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in physical impacts associated with needs of school facilities. As such, none of these minor modifications would result in physical impacts associated with needs of school facilities as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed Specific Plan Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

#### **E. Parks and Recreation**

**Threshold (a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks and other recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would not include residential development and therefore would not increase the use of existing parks or increase the need for parks. Thus, less than significant impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The proposed Amendment would not generate population growth beyond what has been anticipated in the City's General Plan for the CRSP Area; therefore, it would not create an increased demand for recreational facilities. Implementation of the proposed Amendment would not result in physical impacts associated with needs of recreational facilities any greater than already analyzed in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

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**Threshold (b) 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP growth has been planned for under the City's General Plan and accommodated by the City's master planning process, as set forth in the Parks Master Plan and Citywide Public Facilities Master Plan (CPFMP). Additionally, the approximately 36,000 employees are more likely to use park facilities during lunch time and short breaks, as opposed to weekend and all day. As a result, park usage by employees from the CRSP Area would not contribute to substantial physical deterioration of park facilities. Therefore, overall impacts associated with increased use of existing parks resulting from the CRSP would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The proposed Amendment would not generate population growth beyond what has been anticipated in the City's General Plan for the CRSP Area; therefore, it would not create an increased demand for recreational facilities. Implementation of the proposed Amendment would not result in increased use of recreational facilities, any greater than already analyzed in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**F. Library Service and Facilities**

**Threshold (a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would not include residential development and therefore would not directly increase the population of Tracy. According to the previously certified EIR, the Tracy Branch Library is not meeting the service level targets that are recommend by the Stockton-San Joaquin County Public Library. The development of the CRSP Area may exacerbate the existing low service levels. However, the growth for the area has been planned under the City's General Plan and accommodated by the City's mater planning process, including the CPFMMP, and therefore would not require additional library facilities beyond what has been planned in the CPFMP. Individual development project would be required to pay the applicable impact fees, which would ensure payment of a proportionate fair share toward the planned facilities that would be constructed in the future to accommodate the additional demand form the project and other development in the City. Therefore, impacts to library facilities would be less than significant impacts.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The proposed Amendment would not generate population growth beyond what has been anticipated in the City's General Plan for the CRSP Area; therefore, it would not create an increased demand for library facilities. Implementation of the proposed Amendment would not result in increased use of library facilities any greater than already analyzed in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the CRSP. Therefore, no additional adverse cumulative public service impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.



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#### XIV. TRANSPORTATION/TRAFFIC

**Threshold (a) Would the project 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?**

**Previous Significance Determination:** Impacts of the CRSP to the effectiveness of the circulation system were considered significant and unavoidable in the previously certified EIR.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not conflict with an applicable plan, ordinance or policy measuring the effectiveness of the circulation system, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not create a new or exacerbate an existing conflict with an applicable plan, ordinance or policy measuring the effectiveness of the circulation system. As such, none of the minor modifications would conflict with an applicable plan, ordinance or policy measuring the effectiveness of the circulation system as evaluated in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (b) Would the project 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?**

**Previous Significance Determination:** Impacts related to conflicts with level of service standards were considered significant and unavoidable in the previously certified CRSP EIR. However, the previously certified CRSP EIR found the project does not conflict with the City of Tracy Sustainability Action Plan (SAP) and the San Joaquin County Travel Demand Management Plan (SJCTD), with respect to key goals that are designed to reduce vehicle trips, congestion, VMT and greenhouse gas emissions. Therefore, impacts related to conflicts with the SAP and SJCTD would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not conflict with adopted LOS standards, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. These changes would have no impact on the transportation and circulation system. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would conflict with LOS standards. As such, none of these minor modifications would result in conflict with LOS standards as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (c) Would the project 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?**

**Previous Significance Determination:** As identified in the previously certified EIR, the CRSP would not cause a change in air traffic patterns in the Tracy area, either in terms of an increase in traffic levels or a change in location, that results in substantial safety risks. Therefore, impacts would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in a change to air traffic patterns including an increase in traffic levels resulting in safety risks, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in a change to air traffic patterns, or a change in safety risks. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Previous Significance Determination:** As identified in the previously certified EIR, the CRSP would not result in a substantial increase in design feature hazards, and thus impacts would be less than significant.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not increase hazards due to a design feature, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations would not increase hazards due to a design feature. As such, none of these minor modifications would result in an increase in design feature hazards as evaluated in the CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the previously certified CRSP EIR.

**Threshold (e) Would the project result in inadequate emergency access?**

**Previous Significance Determination:** As identified in the previously certified EIR, with mitigation, the CRSP would result in inadequate emergency access for the full buildout of the project. Therefore, a significant impact would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would have no effect on emergency access., as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment. Thus, no impacts to emergency access as evaluated in the CRSP EIR would occur. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment.

**Threshold (f) Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Previous Significance Determination:** As identified in the previously certified EIR, the CRSP would not result in a conflict with adopted policies, plans and programs regarding bicycle, pedestrian, and transit facilities, and thus less than significant impact would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not create new, or exacerbate existing conflicts with adopted policies, plans or programs regarding

public transit, bicycle, or pedestrian facilities. As such, none of these minor modifications would result in conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities as evaluated in the CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Amendment-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the overall density and intensity of land development contained in the CRSP. Therefore, no additional adverse cumulative traffic related impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

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## XV. UTILITIES AND SERVICE SYSTEMS

### A. Water

**Threshold (a) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, there are sufficient water supplies to service the CRSP. As such, less than significant impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not impact availability of water supplies to service the CRSP Area, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not impact availability of water supplies to service the CRSP Area. As such, none of these minor modifications would impact the availability of water supplies to service the CRSP Area as evaluated in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (b) Would the project require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would not require new water facilities, the construction of which would cause significant effects. As identified in the previously adopted CRSP EIR, the project would be required to pay appropriate development impact fees to ensure the construction of the Citywide Water System Master Plan (WSMP) facilities necessary to serve the CRSP Area. Payment of these development impact fees would reduce this potentially significant impact to a less-than-significant level.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Anticipated water generated by the CRSP would not be expected to result in an exceedance of any water facilities. Implementation of the proposed Amendment would not require the construction of new water facilities, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not require the construction of new water facilities. As such, none of these minor modifications would require the construction of new water facilities as evaluated in the CRSP EIR. No greater impacts

and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Changes proposed as part of the Amendment would be located within the same footprint as what was previously analyzed in the CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

## **B. Wastewater**

**Threshold (a) Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would require expanded wastewater treatment facilities and construction of wastewater conveyance facilities (e.g. trunk sewer, pipelines), the construction of which would cause significant and unavoidable impacts. As identified in the previously adopted CRSP EIR, the improvements necessary to serve the project are also required to serve other developments within the City, to accommodate the planned growth under the City of Tracy General Plan.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Anticipated wastewater generated by the CRSP would not be expected to result in an exceedance of any wastewater facilities. Implementation of the proposed Amendment would not require expanded wastewater treatment facilities and construction of wastewater conveyance facilities, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the street configurations as proposed in the Amendment and would not require expanded wastewater facilities and construction of wastewater conveyance facilities. As such, none of these minor modifications would require expanded wastewater facilities as evaluated in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Changes proposed as part of the Amendment would be located within the same footprint as what was previously analyzed in the CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (b) Would the project 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?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would exceed wastewater treatment and conveyance capacities at full buildout of the CRSP Area, and thus have a significant and unavoidable impact.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would have no impact on wastewater treatment facilities or conveyance capacities as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Thus, no changes to wastewater treatment facilities or conveyance capacities would occur as a result of the proposed modifications. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not result in the exceedance of wastewater treatment and conveyance capacities. As such, none of these minor modifications would change the impact statements and/or conclusions identified in the CRSP EIR. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Changes proposed as part of the Amendment would be located within the same footprint as what was previously analyzed in the CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**Threshold (c) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, with mitigation, the CRSP would be utilizing the City's wastewater treatment facilities and not expected to result in any exceedance of any wastewater treatment requirements of the applicable RWQCB. Thus, less than significant impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not result in the exceedance of wastewater treatment requirements of the applicable RWQCB, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Thus, no changes to wastewater treatment facilities or wastewater requirements would occur as a result of the proposed modifications. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the street configurations as proposed in the Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Changes proposed as part of the Amendment would be located within the same footprint as what was previously analyzed in the CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **C. Stormwater**

**Threshold (c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the CRSP would require new stormwater drainage facilities, the construction of which would cause significant environmental effects. As such, significant and unavoidable impacts without mitigation would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would not require new stormwater drainage facilities, the construction of which would cause significant environmental effects. Impacts would not be any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with centerline of the street configurations as proposed in the Amendment and would not require new stormwater drainage facilities. As such, none of these minor modifications would require new stormwater drainage facilities. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Changes proposed as part of the Amendment would be located within the same footprint as what was previously analyzed in the CRSP EIR. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

### **D. Solid Waste**

**Threshold (a) Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, there is sufficient landfill capacity to service the CRSP. As such, less than significant impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

The CRSP site would be served by the Foothill Sanitary Landfill, which has sufficient capacity to serve the City of Tracy through the year 2082. The build-out of the previously certified CRSP is considered a small addition to the overall tons per day Tracy currently generates. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. For these reasons, solid waste needs of development that would occur under the proposed Amendments can be met and existing landfill and associated impacts would not be any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding



program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

**Threshold (b) Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

**Previous Significance Determination:** The City of Tracy has implemented 43 waste diversion programs and is currently exceeding its State residential disposal rate target by over 50 percent. As identified in the previously certified EIR prepared for the CRSP, the waste diversion programs, CALGreen Code and the Development Review process are sufficient to ensure that implementation of the CRSP would not compromise the ability to meet or perform better than the State-mandated target. As such, less than significant impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Implementation of the proposed Amendment would comply with federal, state, and local statutes and regulations related to solid waste. Impacts would not be any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment. As such, these minor modifications would comply with federal, state, and local statutes and regulations related to solid waste. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

**E. Energy Conservation**

**Threshold (a) Would the project have significant effect on energy if it would result in inefficient, wasteful, and unnecessary consumption of energy.**

**Previous Significance Determination:** As identified in the previously certified EIR prepared for the CRSP, the energy-conserving project features and compliance and implementation of federal, State, and local laws and regulations would minimize the energy effects of the CRSP to the maximum extent practical. The effects of the project on local and regional energy supplies and capacity, electricity and other energy source demands, energy resources, and transportation energy use would be minimized through the energy -conserving features and regulation compliance. As such, less than significant impacts would occur.

**Proposed Amendment-Specific Analysis and Significance Determination:** No substantial change from previous analysis.

Anticipated energy use by the CRSP would be minimized to the maximum extent practical. Implementation of the proposed Amendment would not have a significant effect on energy, any greater than already analyzed in the CRSP EIR, as the changes would result in minor modifications to the previously adopted landscape design, signage design, sign regulations and branding program, as well as minor adjustments to CRSP Figure 3.2 Zoning Districts. Further, the minor adjustments to Figure 2-2 of the General Plan are intended to align the land use designations with the centerline of the street configurations as proposed in the Amendment and would not have a significant effect on energy. As such, none of these minor modifications would result in a significant effect on energy as evaluated in the CRSP EIR. Implementation of the proposed Amendment would facilitate future development of the site in conformance with modifications made as a result of the proposed CRSP Amendment. No greater impacts and no change to the disposition of impacts on the buildout of the CRSP would occur as a result of the proposed Amendment. Additional environmental review is not required since this impact was addressed and is consistent with the development standards and design guidelines analyzed in the CRSP EIR.

#### **Cumulative Impacts**

As discussed above, the proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent with the environmental effects previously identified certified CRSP EIR. The proposed Amendment would be consistent with the land use and development regulations contained in the CRSP. Therefore, no additional adverse cumulative utilities and service systems impacts would occur. This finding is supported by the previously certified EIR prepared for the CRSP. The proposed Amendment would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Less than significant impacts would occur.

#### **Mitigation Program**

The proposed Amendment to the CRSP would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. The mitigation measures provided in the CRSP EIR continue to be applicable and no additional measures are required.

## DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

### Section 15162 – Subsequent EIRs and Negative Declarations

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:
- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The City of Tracy proposes to implement the Amendment within the context of the CRSP, as described in this Addendum. As discussed in the Environmental Impact Analysis section of this Addendum, no new or substantially more severe significant environmental effects beyond what was evaluated in the CRSP EIR would occur.

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As documented herein, no circumstances associated with the location, type, setting, or operations of the proposed Amendment have substantively changed beyond what was evaluated in the CRSP EIR; and none of the proposed Amendment elements would result in new or substantially more severe significant environmental effects than previously identified. No major revisions to the Cordes Ranch Specific Plan EIR are required.

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;

No new significant environmental effects beyond those addressed in the Cordes Ranch Specific Plan EIR were identified.

- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

No mitigation measures or alternatives were found infeasible in the certified CRSP EIR.

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No other mitigation measures or feasible alternatives have been identified that would substantially reduce significant impacts.

- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.
- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation, no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

None of the conditions listed in subsection (a) would occur as a result of the proposed Amendment. No subsequent EIR is required.

**Section 15164 – Addendum to an EIR or Negative Declaration**

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

As described above, none of the conditions described in the State CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred.

- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

None of the conditions described in Section 15162 calling for preparation of a subsequent EIR would occur as a result of the proposed Amendment. Therefore, an addendum to the certified Final EIR is the appropriate CEQA document for the proposed Amendment.

- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

This Addendum will be attached to the Final EIR and maintained in the administrative record files at the City of Tracy.

- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

The City of Tracy will consider this Addendum with the Final EIR prior to making a decision on the proposed Amendment.

- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

This document provides substantial evidence for City of Tracy records to support the preparation of this Addendum for the proposed Amendment.

## **CONCLUSION**

This Addendum has been prepared in accordance with the provisions of the State CEQA Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15164 of the State CEQA Guidelines, exist in connection with the proposed Amendment. No major revisions would be required to the Cordes Ranch Specific Plan EIR prepared for the City of Tracy as a result of the proposed General Plan Amendment and CRSP Amendment. No new significant environmental impacts have been identified. Since the certification of the Final EIR, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the EIR that the City declined to adopt. Therefore, preparation of a subsequent EIR is not required and the appropriate CEQA document for the proposed Amendment is this Addendum to the City of Tracy CRSP EIR. No additional environmental analysis or review is required for the proposed General Plan Amendment and CRSP Amendment. This document will be maintained in the administrative record files at City of Tracy City Hall.