

TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, April 16, 2013, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

Americans With Disabilities Act - The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6000) 24 hours prior to the meeting.

Addressing the Council on Items on the Agenda - The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council's consideration of the item, provided no action shall be taken on any item not on the agenda. Each citizen will be allowed a maximum of five minutes for input or testimony. At the Mayor's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Consent Calendar - All items listed on the Consent Calendar are considered routine and/or consistent with previous Council direction. A motion and roll call vote may enact the entire Consent Calendar. No separate discussion of Consent Calendar items will occur unless members of the City Council, City staff or the public request discussion on a specific item at the beginning of the meeting.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. Members of the public addressing the Council should state their names and addresses for the record, and for contact information. The City Council's Procedures for the Conduct of Public Meetings provide that "Items from the Audience" following the Consent Calendar will be limited to 15 minutes. "Items from the Audience" listed near the end of the agenda will not have a maximum time limit. Each member of the public will be allowed a maximum of five minutes for public input or testimony. However, a maximum time limit of less than five minutes for public input or testimony may be set for "Items from the Audience" depending upon the number of members of the public wishing to provide public input or testimony. The five minute maximum time limit for each member of the public applies to all "Items from the Audience." Any item not on the agenda, brought up by a member of the public shall automatically be referred to staff. In accordance with Council policy, if staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member to sponsor the item for discussion at a future meeting. When members of the public address the Council, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Presentations to Council - Persons who wish to make presentations which may exceed the time limits are encouraged to submit comments in writing at the earliest possible time to ensure distribution to Council and other interested parties. Requests for letters to be read into the record will be granted only upon approval of the majority of the Council. Power Point (or similar) presentations need to be provided to the City Clerk's office at least 24 hours prior to the meeting. All presentations must comply with the applicable time limits. Prior to the presentation, a hard copy of the Power Point (or similar) presentation will be provided to the City Clerk's office for inclusion in the record of the meeting and copies shall be provided to the Council. Failure to comply will result in the presentation being rejected. Any materials distributed to a majority of the Council regarding an item on the agenda shall be made available for public inspection at the City Clerk's office (address above) during regular business hours.

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

Full copies of the agenda are available at City Hall, 333 Civic Center Plaza, the Tracy Public Library, 20 East Eaton Avenue, and on the City's website www.ci.tracy.ca.us

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

PRESENTATIONS – Proclamation – National Volunteer Week

Proclamation – National Telecommunications Week

Proclamation – Boys and Girls Club Month

1. CONSENT CALENDAR

A. Approval of Minutes

B. Authorize Grant Applications for San Joaquin Valley Air Pollution Control District's (SJVAPCD) Public Benefit Grant Program and Authorize the Development Services Director to Execute Grant Documents

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARING TO ADOPT TWO MITIGATED NEGATIVE DECLARATIONS AND APPROVE THE CITYWIDE STORM DRAINAGE, PARKS, PUBLIC SAFETY, AND PUBLIC FACILITIES MASTER PLANS

4. COUNCIL DISCUSSION REGARDING GENERAL SITE SELECTION CRITERIA AND A REGIONAL DEVELOPMENT FEE COMPARATIVE ANALYSIS RECENTLY COMPLETED BY THE SAN JOAQUIN PARTNERSHIP

5. DISCUSS THE PROPOSED COUNCIL STRATEGY AREAS, GOALS AND OBJECTIVES, AND PERFORMANCE MEASURES FOR FY 14/15 AND FY 15/16 AND PROVIDE DIRECTION TO STAFF

6. ACCEPT UPDATE ON SCHULTE ROAD SOLAR PROJECT

7. ITEMS FROM THE AUDIENCE

8. STAFF ITEMS

A. Receive and Accept the City Manager Informational Update

9. COUNCIL ITEMS

A. Consider Whether an Item to Discuss Naming the Firearms Facility Should be Placed on a Future City Council Agenda

B. Appoint Applicants to the Transportation Advisory Commission

10. ADJOURNMENT

February 19, 2013, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

Mayor Ives called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

The invocation was offered by Pastor Rob Krenik, Calvary Chapel of Tracy.

Roll call found Council Members Manne, Rickman, Young, Mayor Pro Tem Maciel and Mayor Ives present.

Mayor Ives and Police Chief Hampton swore In Police Officers Scott Criswell, Lucas Sims, and Michael Roehlk.

Mayor Ives recognized D.A.R.E. Graduates from Art Freiler and George Kelly Elementary Schools.

Mayor Ives presented a Certificate of Reappointment to Commissioner Chet Miller, Tracy representative to the San Joaquin County Mosquito Abatement District Board.

1. CONSENT CALENDAR - It was moved by Mayor Pro Tem Maciel and seconded by Council Member Manne to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.
 - A. Approval of Minutes – Regular meeting minutes of December 18, 2012, and closed session minutes of February 5, 2013, were approved.
 - B. Acceptance of the Sludge Drying Beds Improvement Project - Phase 2 - CIP 74004, Completed by Desilva Gates Construction of Dublin, California, and Authorization for the City Clerk to File the Notice of Completion – Resolution 2013-017 accepted the project.
 - C. Award a Construction Contract to Knife River Construction of Stockton, California, for the Water & Wastewater Improvements (Walnut Street, King Alley, & Larsen Alley) - CIPs 74092 and 75114, Authorize Transfer of \$16,785 from CIP 74099 To CIP 74092, and Authorize the Mayor to Execute the Construction Contract – Resolution 2013-018 awarded the construction contract.
 - D. Acceptance of the New Jerusalem Airport Repaint Runway Markings - CIP 77033D (CAAP#SJ 3-08-1), Completed by Pacific Striping of Whittier, California, and Authorization for the City Clerk to File the Notice of Completion – Resolution 2013-019 accepted the project.
 - E. Acceptance of the New Jerusalem Airport Perimeter Fencing Phases 1 and 2 - CIP 77033A, CAAP#SJ 3-08-3 and CIP 77033B, CAAP#SJ 3-08-4) Project, Completed by Arrow Fencing of Calpella, California, and Authorization for the City Clerk to File the Notice of Completion – Resolution 2013-020 accepted the project.

- F. Acceptance of The New Jerusalem Runway Asphalt Repair - CIP 77033C (Caap#Sj-3-08-2), Completed by Graham Contractors of San Jose, California, and Authorization for the City Clerk to File the Notice of Completion – Resolution 2013-021 accepted the project.
 - G. Authorization of Amendment No. 21 to Professional Services Agreement No. CH8 With CH2M Hill for Preparation of Wastewater Treatment Plant 2012 NPDES Permit Studies and Authorization for the Mayor to Execute the Amendment – Resolution 2013-022 authorized the amendment.
 - H. Authorization to Amend Section B, Roles And Responsibilities, of the Measure E Residents' Oversight Committee Bylaws to Change the Date of the Annual Written Report Presentation to Council from February to June – Resolution 2013-023 authorized the amendment.
 - I. Authorization of Contract Laboratory Services from Eurofins Eaton Analytical for Fiscal Year 2012-2013 – Resolution 2013-024 authorized the contract.
 - J. Approve an Exclusive Negotiating Rights Agreement by and Between the City of Tracy and Becker Commercial Properties for City-Owned Property Located Near the Northeast Corner of Naglee Road and Grant Line Road and Authorize the Mayor to sign the Agreement – Resolution 2013-025 approved the agreement.
 - K. Support of The Enterprise Zone Program – Resolution 2013-026 was adopted in support of the Enterprise Zone Program.
2. ITEMS FROM THE AUDIENCE - Paul Miles, 1397 Mansfield Street, addressed Council regarding a previous Police complaint. Mr. Miles stated the documents provided at the February 5, 2013, Council meeting have not been provided on the City's website as requested.
3. PUBLIC HEARING TO CONSIDER THE MID-YEAR ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2012-2013 - Council Member Young indicated she serves on the board of one of the agencies receiving funds and would therefore excuse herself from consideration of the item.

Scott Claar, Associate Planner, provided the staff report. Mr. Claar stated Community Development Block Grant (CDBG) funds are allocated to cities and counties by the United States Department of Housing and Urban Development (HUD) for use in projects, programs, and services that demonstrate a benefit to low and moderate income persons by providing "decent housing, a suitable living environment, and for expanding economic opportunities." Applicants must meet one of HUD's National objectives and criteria for eligibility.

During FY 2008-2009, Council directed staff to revise the CDBG process so that those eligible applications that best address the local needs of the Tracy community would receive priority for funding. On October 5, 2010, Council approved the following local priorities: 1) economic development/job creation, 2) emergency food and shelter, 3) domestic violence services, and 4) senior/adult services. In order to encourage meaningful citizen involvement, public examination and appraisal of the process, as well as enhance program accountability, a subcommittee of the Parks

and Community Services Commission was established to evaluate the CDBG applications and make funding allocation recommendations.

The City has \$444,183 of CDBG funds available for a mid-year allocation. These CDBG funds are the result of: (1) the City's application for a Small Business Incubator project (FY 2012-2013) being withdrawn because it would not be accepted by HUD and (2) remaining funds from past years Downtown Sidewalk and Alley projects. These CDBG funds are available only to projects in the Public Facilities category, not the Public Services category.

Applications for this mid-year allocation were available beginning September 12, 2012, with a submittal deadline of September 26, 2012. Staff held a public meeting on September 19, 2012, to answer questions regarding the application requirements.

The CDBG subcommittee conducted a meeting on November 7, 2012, to discuss the applications and make funding allocation recommendations. Three applications were received and evaluated. The McHenry House Tracy Family Shelter submitted an application for funding to paint their buildings and complete their shelter retrofit. The Boys and Girls Club of Tracy submitted an application for funding to construct an outdoor classroom with a shade structure and solar panels. The City submitted an application for funding for sidewalk repairs, ADA ramps, and storm drain improvements. The McHenry House and Boys and Girls Club projects were recommended for funding. The subcommittee wanted more detailed information on the sidewalk repairs/ADA ramps and storm drain improvements before recommending funds for that application. Staff has since reapplied for this project through the CDBG funding cycle for FY 2013-2014, and provided further details.

The CDBG subcommittee made the following recommendations for this mid-year allocation of funds:

Organization Name	Project Title	Requested Funding	Recommended Funding
McHenry House	Shelter Retrofit / Painting	\$107,864	\$107,864
Boys & Girls Club	Outdoor Classroom / Solar Panel Shade Structure	\$374,573	\$336,319
City of Tracy	Sidewalk repairs / ADA ramps / Storm Drain Improvements	\$350,000	\$0
TOTAL AMOUNTS		\$832,437	\$444,183

On December 6, 2012, the Parks and Community Services Commission conducted a public meeting to consider the applications and received support of the CDBG subcommittee's recommendations.

There will be no impact to the General Fund. The City of Tracy has \$444,183 of CDBG funds available for this mid-year allocation.

Staff recommended that Council allocate \$444,183 in Community Development Block Grant funds for FY 2012-2013 pursuant to the recommendations and authorize and direct the Development Services Director to execute the Form Agreements on behalf of the City.

Mayor Ives opened the public hearing.

Robert Tanner, 1371 Rusher Street, asked if the City was leaving itself open to lawsuits since funds were not available for sidewalk repairs. Andrew Malik, Development Services Director, stated gas tax funds may be available and that the next agenda item for discussion may address that need.

As there was no one further wishing to address Council, the public hearing was closed.

It was moved by Mayor Pro Tem Maciel and seconded by Council Member Manne to adopt Resolution 2013-027 approving the mid-year allocations of Community Development Block Grant Funds for FY 2012-2013. Voice vote found Council Members Manne, Rickman, Mayor Pro Tem Maciel and Mayor Ives in favor; Council Member Young abstained.

4. PUBLIC HEARING TO CONSIDER THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME FUNDS FOR FISCAL YEAR 2013-2014 - Mayor Pro Tem Maciel indicated his wife serves on the Board of one of the groups potentially receiving funding and therefore excused himself from consideration of the item. Council Member Young indicated she served on the Board of one of the groups that may benefit from receiving funds and she also excused herself from consideration of the item.

Scott Claar, Associate Planner, provided the staff report. Mr. Claar stated that Community Development Block Grant (CDBG) funds are allocated to cities and counties by the United States Department of Housing and Urban Development (HUD) for use in projects, programs, and services that demonstrate a benefit to low and moderate income persons by providing "decent housing, a suitable living environment, and for expanding economic opportunities." Applicants must meet one of HUD's National objectives and criteria for eligibility.

The estimated amount of CDBG funds allocated to the City of Tracy, as a sub-recipient of San Joaquin County, is \$417,761 for FY 2013-2014. Additionally, the City is also estimated to receive \$62,144 in Federal HOME Investment Partnership Program (HOME) funds, which are intended for general housing activity types to include: homeowner and rental construction and/or rehabilitation, and first-time homebuyer assistance. These estimates are based on historical allocations. It is anticipated that HUD may reduce the CDBG and HOME allocations for FY 2013-2014 because of a reduction in entitlement appropriations and an increase in jurisdictional participation in the programs.

CDBG and HOME applications for FY 2013-2014 were available beginning December 4, 2012, with a submittal deadline of January 8, 2013. Staff held a public meeting on December 19, 2012, to answer questions regarding the application requirements.

CDBG regulations list several categories for proposal requests, and in some cases, specify spending limitations. For FY 2013-2014, ten applications were received in the CDBG Public Services category, five applications in the CDBG Public Facilities category, and two applications in the HOME funds category. HUD regulations state that funding for activities in the Public Services category cannot exceed 15% of the City's annual CDBG allocation. Therefore, the Public Services category is limited to an estimated maximum of \$62,664 for FY 2013-2014.

The CDBG subcommittee conducted a public meeting on January 17, 2013, to consider the applications and make funding allocation recommendations.

The Parks and Community Services Commission conducted a public meeting on January 31, 2013, to consider the recommendations made by the CDBG subcommittee. Following a discussion by the Commissioners and comments by the public, the Commission modified the recommendations made by the subcommittee, adding funds to the Home Delivered Meals Program (San Joaquin County Department of Aging), Domestic Violence Counseling Program (VBR Foster Family Agency and Children Services), Solar Panels Project (Tracy Interfaith Ministries), and Renovations to Homeless Shelter Project (Coalition of Tracy Citizens to Assist the Homeless).

Regarding the HOME funds, the County informed City staff that the Neighbor Works application would be a duplicate to the services already provided by Visionary Home Builders in a program administered by the County. The County informed staff that HUD is very strict with regard to not providing duplicate services. Staff will continue dialogue with Neighbor Works and the County to determine the potential for modifying the Neighbor Works application for use of the remaining HOME funds (\$12,144). Each applicant that is awarded funds is required to sign an agreement with the City to ensure that the funds are spent in the manner described in the applications.

There will be no impact to the General Fund. The City of Tracy, as a sub-recipient of San Joaquin County, will be allocated an estimated \$417,761 in CDBG funds for FY 2013-2014. The City will also be allocated an estimated \$62,144 in HOME funds.

Staff recommended Council allocate \$417,761 in Community Development Block Grant funds and \$62,144 in HOME funds for FY 2013-2014 pursuant to the recommendations presented at the meeting and authorize the Development Services Director to execute the Form Agreements on behalf of the City.

Mayor Ives opened the public hearing. As there was no one wishing to address Council, the public hearing was closed.

It was moved by Council Member Rickman and seconded by Council Member Manne to adopt Resolution 2013-028 allocating Community Development Block Grant and Home Funds for Fiscal Year 2013-2014. Voice vote found Council Members Manne, Rickman, and Mayor Ives in favor; Council Member Young and Mayor Pro Tem Maciel abstained.

5. PUBLIC HEARING TO CONSIDER A 300-UNIT RESIDENTIAL APARTMENT PROJECT (TRACY SIERRA DEVELOPMENT), ON APPROXIMATELY 10.8 ACRES LOCATED ON THE NORTH SIDE OF PAVILION PARKWAY, NORTHWEST OF THE INTERSECTION OF PAVILION PARKWAY AND ROBERTSON DRIVE, ASSESSOR'S

PARCEL NUMBERS 212-280-02 AND 15. THE PROJECT INCLUDES A GENERAL PLAN DESIGNATION AMENDMENT FROM COMMERCIAL TO RESIDENTIAL HIGH (GPA12-0002), AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN DESIGNATION FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND MAXIMUM DENSITY ALLOWED IN THE HIGH DENSITY RESIDENTIAL DESIGNATION (SPA12-0004), A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (PUD12-0001) FOR THE PROJECT, AND AN ADDENDUM TO THE WINCO ENVIRONMENTAL IMPACT REPORT. THE APPLICANT IS CYNTHIA ERB AND ASSOCIATES FOR SIERRA HILLS DEVELOPMENT - Alan Bell, Senior Planner, provided the staff report. Mr. Bell stated that demand for new residential development over the past 25 years in Tracy has been predominantly single-family homes. While Tracy has seen over 700 multifamily units constructed, this represents under five percent of Tracy's residential development since 1988.

Changes in demand are a result of multiple factors, such as land costs and other changes in the economy; the duration of time people hold the same job in the same place; lifestyle preferences; and efficiency/cost issues related to transportation, heating and cooling, and others. Apartments provide rental opportunities (no yard maintenance, common recreational or social opportunities, proximity to public transit or commercial services) that may not be available by renting single-family detached homes. Tracy will be well positioned to accommodate growth demands and ensure that new development is of high quality to create vibrant, active neighborhoods.

Impacts of Multi-Family Development - Findings from recent data in Tracy are consistent with conclusions reached by studies conducted elsewhere in the country: multi-family development does not necessarily cause a negative effect on property values of nearby residential neighborhoods.

While the proposed 300-unit apartment project on Pavilion Parkway is not adjacent to single-family home neighborhoods, this general background is considered informative as the City considers multi-family development projects.

The proposal is to construct a 300-unit, residential apartment project on 10.8 (net) acres at the northeast corner of Pavilion Parkway and Power Road. The vacant parcel is directly across Pavilion Parkway (to the north) from the Winco grocery store.

The project's seven residential buildings contain three stories plus a loft on approximately one-third of the units. The units range in size from 800 square feet to 1,400 square feet; and from one bedroom, one bathroom to two bedrooms and three bathrooms plus a loft. The proposal includes a clubhouse containing an office and meeting/recreation room, a swimming pool, and other on-site amenities such as a tot lot, fire pits, gazebos, active recreation areas, and open lawn areas.

The architecture is a modern design featuring exterior materials of plaster, cement composite board, and standing seam metal. Interest and variety is created with vertical and horizontal relief at the stairway entrances, balconies and first-floor patios, and at third floor units with lofts projecting outward from the building face. The architecture is further enhanced with abundant, symmetrical windows and awnings at the ends of the buildings.

The main driveway entrance, centrally located along Pavilion Parkway, is a primary focal point of the project. The entrance occurs between Buildings B-1 and B-2, which are placed near the Pavilion Parkway right-of-way. The buildings help frame the main

entrance to the site from Pavilion Parkway into the on-site roundabout and clubhouse area. The buildings' location on the site is consistent with City design goals to locate the buildings close to the street to create an inviting, pedestrian-oriented environment where people may be more comfortable and the streetscape more attractive than where the street is adjacent only to automobile parking lots.

Off-street parking standards require that one-bedroom units are provided with 1.7 parking spaces per unit and units with two or more bedrooms have 2.2 parking spaces each. One parking space for each unit is required to be covered. The project contains 228 one-bedroom units and 72 units with two or more bedrooms. Therefore, the entire 300-unit project requires 546 off-street parking spaces, 300 of which must be covered. The site plan demonstrates compliance with these standards.

The applicant is proposing a wrought iron or other, decorative fence, integrated with the landscaping, along the site's street frontages, with gates at the project entrances for security purposes. Mr. Bell illustrated the site's commercial neighborhood with the Winco grocery store to the south, auto dealerships (with sales and service) to the east and north, and vacant property and commercial services adjacent to the north. The agricultural land adjacent to the west, currently in unincorporated San Joaquin County, is designated Commercial by the City's General Plan, and may one day be annexed to the City for commercial, office, or high density residential development.

The site's proximity to commercial land uses could have potentially negative effects on the proposed residential project such as noise or traffic. However, the nearby commercial land uses can also benefit the proposed project by providing, for the residents, retail and commercial services, recreational opportunities, or employment within walking distance. The West Valley Mall, with its movie theaters and restaurants, is approximately one-quarter mile east of the site. The site's location also benefits from relatively close freeway access for residents seeking shorter commute distances to I-205.

In order to help mitigate noise and visual effects from less compatible, adjacent land uses, the project will include an eight-foot tall masonry wall adjacent to the car sales and service land uses adjacent to the north and east. Additionally, the buildings will be separated from the north and east property lines by landscaping and the on-site, two-way drive aisle.

Based on the site's location, away from public parks and schools, it may attract fewer families with school-age children. Nevertheless, the site will contain significant on-site recreational amenities and access to public schools, albeit no schools within a convenient walking distance. The project site is within the attendance boundary areas of Jacobson Elementary School, Monte Vista Middle School, and West High School. Tracy Unified School District representatives indicate they will receive the standard capital school facilities fees from the project and space is available in the public school system for students who may live in the new apartments.

The project consists of four separate development application requests: (1) General Plan designation amendment from Commercial to Residential High; (2) I-205 Corridor Specific Plan amendment from General Commercial to High Density Residential; (3) Amendment to the I-205 Specific Plan allowable density within the High Density Residential designation; and (4) Planned Unit Development Preliminary and Final Development Plan approval for the proposed apartment project.

In 2007, Council approved the Winco project General Plan amendment which covered approximately 21 acres on the east side of Power Road, bisected by Pavilion Parkway, to change the designation from Industrial to Commercial. The Winco store was proposed on the southern half of the site (and subsequently constructed) and no specific development proposal was submitted for the northern half at that time – on which this 300-unit apartment project is now proposed. And although the Commercial General Plan designation provides for high density residential development (in addition to a variety of commercial uses), the General Plan amendment is included with the project in order for the General Plan map to more specifically reflect the proposed residential land use of the site.

The second application is to amend the I-205 Corridor Specific Plan designation from General Commercial to High Density Residential (HDR). The General Commercial designation was approved in 2007 as part of the Winco project, in anticipation of potential commercial development, consistent with surrounding properties. The Specific Plan amendment is necessary to accommodate the proposed high density residential development of this site.

The third request relates to the allowable density in the I-205 Specific Plan's HDR designation. The maximum density allowed in the Specific Plan is 19 dwelling units per acre. The Specific Plan, adopted in 1990, anticipated a more suburban, lower density for residential development in the vicinity of the freeway than elsewhere in the City's High Density Residential zone districts. The request is to increase the allowable density to 25 dwelling units per acre, to be consistent with the maximum density allowed by the City's General Plan and HDR Zone District of the Tracy Municipal Code. The I-205 Specific Plan contains the only HDR area in the City that limits the density to less than 25 units per acre.

The amendment would only affect the subject property because all other residential areas of the I-205 Specific Plan have been built out. The gross size of the subject property is approximately 12.7 acres (including adjacent public rights-of-way dedicated from this site), resulting in a density for this project of approximately 23.6 units per gross acre.

The project includes a request to approve the project Planned Unit Development Preliminary and Final Development Plan, which serves as the permit for the City's approval of the 300-unit apartment project.

On January 23, 2013, the Planning Commission conducted a public hearing to review the project. The project applicant spoke in favor of the project. No speakers addressed the Commission in opposition to the project. Following a discussion, the Planning Commission voted 4-0 recommending that Council approve the project.

In 2007, Council certified the Winco Environmental Impact Report (EIR) prior to approving the Winco project. The Winco EIR evaluated potential impacts associated with construction and operation of the Winco grocery store (which was subsequently constructed) on approximately ten acres on the south side of Pavilion Parkway and development of the subject 10.8-acre site on the north side of Pavilion Parkway. No specific development application for the 10.8-acre subject property was proposed when the EIR was certified. The Winco EIR, therefore, evaluated potential impacts of the type of retail development that would be allowed under the proposed General Plan and Specific Plan amendments. Since certification of the EIR and approval of the Winco project in 2007, revisions have been proposed affecting the land use (namely, the

proposed 300-unit apartment project) on the northern 10.8-acre parcel covered by the EIR.

When a proposed project is changed after approval and certification of an EIR, a determination must be made by the Lead Agency (in this case, the City) as to whether an Addendum or a Subsequent EIR is prepared. Criteria, as set forth in CEQA Guidelines, are used to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent EIR is prepared are outlined below. If the criteria below are true and applicable to the project, then an Addendum is the appropriate environmental document.

1. No new significant impacts will result from the project or from new mitigation measures.
2. No substantial increase in the severity of an environmental impact will occur.
3. No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon the information provided in the proposed Addendum, the proposed revisions to the previously approved project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the EIR, and there are no previously infeasible alternatives that are now feasible. Therefore, an Addendum is appropriate, and has been prepared to address the environmental effects of the revisions to the project.

There will be no specific expenditure from the General Fund. Staff and consultant costs to process the applications are recovered through a Cost Recovery Agreement with the developer executed by the City Manager on October 31, 2012.

Staff and the Planning Commission recommended that Council:

1. Approve the Addendum to the Winco Environmental Impact Report.
2. Approve the General Plan designation amendment from Commercial to Residential High.
3. Approve the I-205 Corridor Specific Plan designation amendment from General Commercial to High Density Residential.
4. Approve the I-205 Corridor Specific Plan amendment establishing a maximum density of 25 units per gross acre within the High Density Residential designation.
5. Approve the Planned Unit Development Preliminary and Final Development Plan for the Tracy Sierra Development Apartment Project.

Mayor Ives asked if staff had reached out to the neighboring businesses notifying them of the change in the project. Mr. Bell indicated staff did not anticipate significant controversy that a multi-family project might expect. Mr. Bell added that public hearing notices were sent to required property owners, in excess of the required 300 foot radius. Mr. Bell stated the owners of the project also knocked on doors of neighboring businesses and that only one property owner called the City regarding the project.

Mayor Ives asked if any objections to the project were received. Mr. Bell indicated staff had not received any negative feedback. Mayor Ives asked if the owners of the undeveloped surrounding properties had any objectives. Mr. Bell stated no.

Mayor Ives asked if there was going to be wording in the rental agreements that will make the apartment dwellers aware of the approved neighboring uses. Mayor Ives

asked about a neighboring business - Cooks Collision, and their operations. Mr. Bell stated that particular site included a multi-tenant, non-residential service commercial land designation that could include service type uses. Mr. Bell explained that the boundary on the north and northeast sides of the project includes items to mitigate those possible occurrences.

Mayor Ives stated he was concerned about the children that may live in the apartment complex and the lack of access to destinations within walking distance. John Tomasello, Sierra Hills Development, indicated a number of amenities were planned on site including a tot lot and pool for kids. Mr. Tomasello added that the Conditions of Approval require mitigations for sound, installation of the crosswalks, and additional landscaping.

Mayor Ives expressed concerns regarding how children would be brought to the site before and after school. Mayor Ives asked if they could anticipate the number of children. Mr. Tomasello indicated he could not say; however, the units are designed for commuters and single adults.

Mayor Ives asked about traffic impacts. Mr. Bell indicated it was well documented that a residential use would create less traffic than a commercial site. Mr. Bell added that TJKM Transportation Consultants did provide a traffic analysis.

Mayor Ives asked if the change in the I-205 Corridor Plan had any effect on vacant property owners' ability to develop. Mr. Bell indicated the only code requirement will be noise level limits between residential and commercial uses.

Mayor Pro Tem Macial asked if the project met any of the City's sustainability action plan objectives. Mr. Bell stated yes.

Mayor Ives opened the public hearing.

Cynthia Erb, Cynthia Erb & Associates, provided a presentation outlining the projects' features and how it fits into the community.

Mayor Pro Tem Maciel asked if there were three entrances to the site. Ms. Erb stated yes.

Mayor Ives stated he agreed there needed to be a statement at the entry, but was concerned what was visible is a parking lot. Ms. Erb indicated by changing the topography, introducing additional landscaping, as well as the addition of loft space and larger windows, would lessen the impact surrounding the garage.

Mayor Ives asked if a water feature was planned at the corners of the project. Ms. Erb stated there would probably not be a water feature, but there would be some type of signature piece that depicts Tracy's history.

Mayor Ives asked how the team was going to integrate the residents of this project to the Tracy community. Mayor Ives provided several suggestions on how to accomplish that. Ms. Erb indicated the fountain had not been ruled out, but suggestions were given that it might become problematic.

Council Member Rickman asked if any market studies were done regarding the need for apartments in Tracy. Ms. Erb indicated additional data was available that was not

included in the staff report. Mr. Tomasello discussed vacancy rates and his visits to other large multi-family sites. Mr. Tomasello indicated there was a need for multi-family housing in Tracy, especially with Amazon coming to the City.

Council Member Rickman indicated he is not convinced that there is a need for additional apartments in Tracy.

Council Member Young asked what type of units were planned at the site. Mr. Tomasello stated high end units with their competition being the Waterstone Apartments. Mr. Tomasello added a majority of the residents would be commuters with different amenity needs.

Council Member Young asked if the car dealerships expressed any concern with car break-ins. Mr. Tomasello stated their staff met with the various dealerships, and that they did not express any concerns and welcomed them to community.

Council Member Manne stated he did not see a need for a market study; that the market changes quickly. Council Member Manne further stated he appreciated the amenities and architecture. Council Member Manne echoed concerns with connectivity to the City. Council Member Manne indicated the project could be very attractive to those professionals in their 30's who commute. Council Member Manne suggested the roundabout be configured to accommodate short buses.

Mr. Bell stated the corner locations were a subject of significant conversations and included ideas such as fountains, sculptures, etc. Mr. Bell added that the developer was clearly interested in introducing something significant in those areas. Mr. Bell further stated that Condition of Approval B.11 speaks to the features required for the project.

Marvin Rothchild, 1652 Waverly Court, wondered if the Tracy Arts Commission might be able to offer assistance with art features. Mr. Rothchild stated there was indeed a need for apartments in Tracy.

Mayor Ives suggested staff provide the developer with a contact name for the Tracy Arts Commission.

Mayor Ives closed the public hearing.

Mayor Ives suggested a bus shelter or place where transit could stop at the site was needed.

Council Member Rickman indicated he was not sold on the project design and had concerns regarding location, proximity to schools and parks, and sustainability. Council Member Rickman stated Winco was supposed to be an anchor to draw other businesses to the area.

Council Member Manne indicated he would like to see a completed project and stated he believed there is a need for multi-family housing.

Mayor Ives stated there was a definite gap in this housing type.

Council Member Young asked what the time frame was for completion. Mr. Tomasello indicated the goal was to be under construction this year with a 14 month construction schedule.

Council Member Rickman indicated his main concern centered on economic development.

Bill Dean, Assistant Development Services Director, identified areas that could receive growth allotments and other areas that contemplate high density development. Regarding market studies, Mr. Dean stated it was not unusual for staff to request a copy of the developer's market studies.

Council Member Rickman asked Mr. Dean to discuss Infill and Residential Growth Allotments. A discussion ensued regarding potential residential development.

It was moved by Mayor Pro Tem Maciel and seconded by Council Member Manne to adopt Resolution 2013-029 approving an Addendum to the Winco Environmental Impact Report for the Tracy Sierra Development 300-Unit Apartment Project. Roll call vote found Council Members Manne, Young, Mayor Pro Tem Maciel and Mayor Ives in favor; Council Member Rickman opposed.

It was moved by Mayor Pro Tem Maciel and seconded by Council Member Manne to adopt Resolution 2013-030 approving a General Plan Map Amendment from Commercial to Residential High for approximately 10.8 acres located on the north side of Pavilion Parkway, at the northwest corner of Pavilion Parkway and Robertson Drive, Assessor's Parcel Numbers 212-280-02 and 15, Application Number GPA12-0002. Roll call vote found Council Members Manne, Young, Mayor Pro Tem Maciel and Mayor Ives in favor; Council Member Rickman opposed.

It was moved by Mayor Pro Tem Maciel and seconded by Council Member Manne to adopt Resolution 2013-031 approving two Amendments to the I-205 Corridor Specific Plan: Amend the Land Use Designation from General Commercial to High Density Residential for approximately 10.8 acres located on the north side of Pavilion Parkway, at the northwest corner of Pavilion Parkway and Robertson Drive, Assessor's Parcel Numbers 212-280-02 and 15; and amend Section 4.1.1.3.B.2 to change the maximum density in the High Density Residential Designation from 19 units per acre to 25 units per acre, Application Number SPA12-0004. Roll call vote found Council Members Manne, Young, Mayor Pro Tem Maciel and Mayor Ives in favor; Council Member Rickman opposed.

It was moved by Mayor Pro Tem Maciel and seconded by Council Member Manne to adopt Resolution 2013-032 approving a Planned Unit Development Preliminary and Final Development Plan for a 300-unit Residential Apartment Project (Tracy Sierra Development) on approximately 10.8 acres located on the north side of Pavilion Parkway, at the northwest corner of Pavilion Parkway and Robertson Drive, Assessor's Parcel Numbers 212-280-02 and 15, Application Number PUD12-0001. Roll call vote found Council Members Manne, Young, Mayor Pro Tem Maciel and Mayor Ives in favor; Council Member Rickman opposed.

Mayor Ives called for a recess at 9:13 p.m., reconvening at 9:23 p.m.

6. ACCEPT RESULTS OF 2012 RESIDENT SURVEY - Maria Hurtado, Assistant City Manager, provided the staff report. Ms. Hurtado indicated the resident survey focused on obtaining responses on residents' experience with six City service areas which include (1) Parks and Community Services, (2) Fire/Emergency Medical Services, (3) Street and Road Maintenance, (4) Police Services, (5) Code Enforcement and (6)

Refuse and Recycling Services. Below are the findings for each of these six service areas.

Parks and Community Services - Less than half of the respondents had experience with the Parks and Community Services (PCS) in the last 12 months (48% in 2009 and 44% in 2012). This is not surprising in that the demographics of the survey respondents show that 83% are between the ages of 25 and 64 (*48% ages 45 to 64, and 35% ages 25 to 44 respectively*) and many of the programs offered target preschool age, youth, and teen sports and enrichment programs, as well as senior activities. However, in both the 2009 and 2012 resident survey, 68% of residents rated their overall satisfaction with Parks and Recreation facilities between "excellent" and "good".

In 2012, of the 56% respondents that had experience with PCS in the last 12 months, 73% rated the *range* of Parks and Recreation facilities/activities as "excellent" to "good", as compared to 78% in 2009, with only a 5% decline from the 2009 ratings. Sixty-four percent of respondents rated the *programs offered* by the City as "excellent" to "good", as compared to 73% in 2009, which reflects a 9% decline from 2009. Sixty-nine percent of respondents rated the *appearance* of the City's Parks and Recreation facilities as "excellent" to "good" in 2009 and 68% in 2012. When asked to rate their experience with the *safety* of public parks and recreation facilities, 62% thought it was "excellent" to "good" in 2009 as compared to 65% in 2012.

The range of parks and community service facilities/activities, programs offered, and appearance of the parks and recreation facilities were considered "excellent" to "good" with ratings ranging from 62% to 78% depending on the area being rated.

Fire/Emergency Medical Services - Of the 18% survey respondents, the majority (over 85%) had not had experience with Fire/EMS in the last 12 months. Only 12% of respondents had experience with fire and/or Emergency Medical Services in the past 12 months in 2009 and 15% in 2012.

Of the 12% in 2009 and 15% in 2012 who had experience with Fire and/or Emergency Medical Services in the past 12 months, 92% rated their experience related to the *quality* of the services offered by the Fire Department as "excellent/good" in 2009 and 94% in 2012. Ninety-one percent thought the *timeliness* of the services offered by the Fire department was "excellent/good" in 2009 and 90% in 2012. With regard to the Emergency Medical Services, in 2009, 96% of respondents thought the *quality* of the EMS services offered by Tracy was "excellent/good" as compared to 92% in 2012. Ninety-two percent of respondents rated the *timeliness* of the services offered by Tracy's Emergency Medical Services in 2009 as "excellent/good" as compared to 91% in 2012.

In short, of the 12% in 2009 and 15% in 2012 who had experience with fire and/or Emergency Medical Services in the past 12 months, there were significant high ratings in the *quality* and *timeliness* of the services offered by the *Fire Department* and equal high ratings in the *quality* and *timeliness* of the *Emergency Medical Services* offered by Tracy.

Street and Road Maintenance - Sixty-five percent of residents rated the *street sweeping* services in their neighborhood as "excellent/good" in 2009, as compared to 69% in 2012. When asked how they would rate the *condition* of streets and roads in their neighborhood, 88% of the respondents rated the condition of streets and roads as "excellent/good" in 2009 as compared to 87% in 2012.

Police Services - Of the 18% survey respondents, less than half (40% in 2009 and 37% in 2012) had contact with the City's Police Department in the past 12 months in 2009. For those who had contact with the Police Department, 90% felt "very safe" to "somewhat safe" walking alone in their *neighborhood in general* with 10% feeling "somewhat unsafe" to "very unsafe" in both 2009 and 2012. When asked how safe they felt walking alone in their *neighborhood during the day*, 96% felt "very safe" to "somewhat safe" in 2009 as compared to 95% in 2012 and 4% responded feeling "somewhat unsafe" to "very unsafe" in 2009 as compared to 5% in 2012. When asked how safe they felt walking alone in their *neighborhood after dark*, 67% felt "very safe" to "somewhat safe" in 2009 as compared to 66% in 2012. When asked how safe the respondent felt walking alone in their *business areas during the day*, 94% stated they felt "very safe" to "somewhat safe" in 2009 as compared to 92% in 2012 and 6% feeling "somewhat unsafe" to "very unsafe" in 2009 as compared to 8% in 2012. When asked how safe the respondent felt walking alone in their *business areas after dark*, 57% felt "very safe" to "somewhat safe" in 2009 as compared to 56% in 2012 and 43% felt "somewhat unsafe" to "very unsafe" in 2009 as compared to 44% in 2012.

Respondents were asked in the *past 3 months*, whether they or anyone in their household were a victim of any crime(s) in Tracy. Eighty-eight percent stated neither they nor anyone in their household had been a victim of a crime in the past three months in 2009 and 90% in 2012 stated the same thing. Of the 11% in 2009 and 8% in 2012 who responded that they or someone in their household had been a *victim of a crime in the past 3 months*, 59% stated *they reported the crime* to the police department in 2009 and 58% in 2012.

When asked whether in the *past 12 months* the respondent or anyone in their household had been a *victim of a crime*, 81% stated neither they nor anyone in their household had been a victim of a crime in 2009 and 82% in 2012. Of the 19% in 2009 and 18% in 2012 who responded that they or someone in their household had been a victim of a crime in the past 12 months, 68% *reported the crime* to the police department in 2009 and 76% in 2012.

Code Enforcement - Sixty-two percent of respondents in 2009 felt that weeds in lots, abandoned vehicles, graffiti, and dilapidated buildings currently were "not a problem" or "only a small problem" in their neighborhoods as compared to 69% in 2012. Of the 9% in 2009 and 8% in 2012 that identified code enforcement issues as a "Major Problem" in their neighborhood, respondents were referring to aesthetic issues surrounding vacant /foreclosed homes.

Public Safety (Police Services, Fire/EMS, Code Enforcement) - In both 2009 and 2012, the respondents consistently identified the same top four public safety items they feel should receive the most emphasis from City leaders over the next two years. Respondents rated the interaction between public safety personnel and teens, adults, seniors and businesses as mostly "excellent" to "good". In contrast, 52% of respondents felt that public safety personnel's interaction with bilingual populations was "fair" to "poor" in 2012 as compared to 55% in 2009 and 53% of respondents felt the interaction between public safety personnel and young adults ages 19 to 24 was "fair/poor" in 2012 as compared to 54% in 2009.

Mayor Ives asked Leon Churchill, City Manager, how he judged the voracity of the instrument. Mr. Churchill stated it was statistically valid and reliable with a margin of error of 3%. Mr. Churchill further stated that recreation wise the City was facility poor

and relies on the School District. Mr. Churchill added that the number of recreational offerings actually increased since 2009.

Mayor Ives asked if the implementation or mitigation for those items above 6% create some degree of strategy and could become a point of decision for Council.

Mayor Ives invited members of the public to address Council on the item. There was no one wishing to address Council.

It was moved by Mayor Pro Tem Maciel and seconded by Council Member Manne to accept the results of the 2012 Resident Survey. Voice vote found all in favor; passed and so ordered.

7. ACCEPT A PRESENTATION OF THE TRACY POLICE DEPARTMENT'S ANNUAL REPORT FOR 2012 – Police Chief Gary Hampton provided the staff report. Chief Hampton indicated the report provides an overview operationally, of the department's new organizational structure adopted in 2012 that was designed to more efficiently and effectively serve the community.

Chief Hampton provided analysis regarding crimes, outlined staffing and recruitment efforts, calls for service, response times, traffic enforcement, expansion of the canine unit, crime prevention, Volunteer in Police Service (VIPS) hours, and professional standards.

Staff recommended Council accept the presentation of the Tracy Police Department's Annual Report for 2012.

Mayor Ives asked if VIPs were included in the staffing numbers. Chief Hampton stated no. Mayor Ives asked if VIPs respond to priority 3 and 4 calls. Chief Hampton stated very rarely. Mayor Ives asked if the VIPs were displacing sworn officers. Chief Hampton indicated sworn officers were not being used unless needed for quality of life events such as parades.

Mayor Ives asked that Mr. Churchill advise the Council on how to see that the VIPS are rewarded.

Council Member Rickman asked if Chief Hampton needed anything from Council to keep the City safe. Chief Hampton stated he would never decline resources, but staffing is adequate and believed that if additional resources were needed, the City Manager would be open to his requests.

Mayor Ives invited members of the public to address Council. There was no one wishing to address Council on the item.

Chief Hampton recognized Alicia Carson, Records Supervisor and Tanika Zuniga, Records Assistant, for compiling the report.

It was moved by Mayor Pro Tem Maciel and seconded by Council Member Manne to accept the Police Department's 2012 Annual Report. Voice vote found all in favor; passed and so ordered.

8. APPOINT APPLICANTS TO THE MEASURE E RESIDENTS' OVERSIGHT COMMITTEE - Council Member Young and Mayor Pro Tem Maciel interviewed

candidates on February 13, 2013, and recommended Michel Bazinet and Veronica Vargas to serve on the Measure E Resident's Oversight Committee.

It was moved by Council Member Young and seconded by Mayor Pro Tem Maciel to approve the subcommittee's recommendation and appoint Michel Bazinet and Veronica Vargas to the Measure E Residents' Oversight Committee to serve three year terms, which will expire on March 1, 2016. Voice vote found all in favor; passed and so ordered.

9. APPOINT APPLICANT TO THE PLANNING COMMISSION - Council Member Manne and Council Member Rickman interviewed nine candidates on February 11, 2013, and recommended Joseph Orcutt to serve on the Planning Commission.

It was motioned by Council Member Manne and seconded by Council Member Rickman to approve the subcommittee's recommendation and appoint Joseph Orcutt to the Planning Commission to serve the remainder of a vacated term, which will expire on March 31, 2014. Voice vote found all in favor; passed and so ordered.

10. ITEMS FROM THE AUDIENCE – None.

11. COUNCIL ITEMS

- A. CONSIDER AN ITEM FOR DISCUSSION ON A FUTURE CITY COUNCIL AGENDA RELATED TO A REQUEST TO HAVE THE CITY FUND CERTAIN INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH A PROPOSED NEW MONTESSORI SCHOOL IN THE CITY OF TRACY - Maria Hurtado, Assistant City Manager, indicated Mayor Pro Tem Maciel agreed to sponsor the item.

Mayor Pro Tem Maciel indicated he agreed to sponsor the item, not because he was in favor or opposed, but because the Montessori School needed an answer to move forward.

Council Member Rickman and Council Member Manne stated they agreed with Mayor Pro Tem Maciel.

Mayor Ives asked how much staff time was needed on this item. Leon Churchill, Jr., City Manager, stated very little.

Mayor Ives invited members of the public to address Council. There was no one wishing to address Council on the item.

It was moved by Mayor Pro Tem Maciel and seconded by Council Member Rickman to request an agenda item to discuss infrastructure improvements associated with a proposed new Montessori School in the City. Voice vote found all in favor; passed and so ordered.

Council Member Rickman requested an agenda item regarding development impact fees be brought back to Council for discussion. Mr. Churchill stated the item would return to Council for discussion no later than April 2013.

Mayor Ives reminded Council of the upcoming retreat on February 21, and 22, 2013.

Council Member Young invited everyone to an event being held at West High School on February 22, 2013, at 6:30 p.m., in honor of Black History Month.

12. ADJOURNMENT - It was moved by Council Member Rickman and seconded by Council Member Manne to adjourn. Voice vote found all in favor; passed and so ordered. Time: 10:17 p.m.

The above agenda was posted at the Tracy City Hall on February 14, 2013. The above are summary minutes. A recording is available at the office of the City Clerk.

Mayor

City Clerk

AGENDA ITEM.1.B

REQUEST

AUTHORIZE GRANT APPLICATIONS FOR SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT'S (SJVAPCD) PUBLIC BENEFIT GRANT PROGRAM AND AUTHORIZE THE DEVELOPMENT SERVICES DIRECTOR TO EXECUTE GRANT DOCUMENTS

EXECUTIVE SUMMARY

Staff initiated two applications for San Joaquin Valley Air Pollution Control District (SJVAPCD) grant funds for two traffic signal related projects. The first application is for intersection improvements including a traffic signal at the intersection of Lammers Road and Schulte Road, and the other project involves construction of adaptive traffic signals along Tracy Boulevard. For procurement of grant funds, SJVAPCD requires, among other things, a resolution from the applicant's governing body authorizing administration of the grant process. City Council's approval for the submittal of an application and authorization to the Development Services Director to execute the grant documents will facilitate receipt of the grant funds.

DISCUSSION

The San Joaquin Valley Air Pollution Control District (SJVAPCD) Public Benefit Grant program (Advanced Transit and Transportation Component) sought projects from Cities, Counties, districts and other public entities that reduce harmful emissions and assist in improving the air quality of San Joaquin Valley. Development Services staff initiated the following two project applications for grant funding under this program:

1. Intersection improvements and Traffic Signal at Lammers Road and Schulte Road (west): Traffic signal and related improvements at the intersection of Lammers Road and Schulte Road is an approved Capital Improvement Project that involves construction of a northbound left turn lane and a fully actuated traffic signal at the intersection. The two legs (south and west leg) of the intersection are in San Joaquin County and the north leg is within the City limits. The project is initially funded through development impact fees for a limited scope. The grant funding will supplement the funding for the approved project to complete all necessary improvements.
2. Adaptive Traffic signals on Tracy B between Sixth Street and Clover Road: Adaptive traffic signals on Tracy Boulevard corridor will be a new Capital Improvement Project in the next Fiscal year. The funding request from the SJVAPCD grant will provide \$300,000 in funding for the construction of new adaptive signals on this corridor. The project will include replacement of the existing old traffic controllers, installation of Closed Circuit Television (CCTV) cameras, and development of new adaptive traffic signal plans to improve the signal coordination. The City's matching contribution of \$98,000 will allow for design, construction management, and development of new traffic signal

timing plans for the corridor. The matching contribution will be paid from the gas tax fund.

SJVAPCD notified staff that both projects scored high and will be selected to receive grant funds. The estimated grant funding based on the initial application is \$201,089 for intersection improvements at Lammers Road and Schulte Road, and \$300,000 for adaptive traffic signals on Tracy Boulevard.

To pursue this grant funding, the City is required to prepare project documents including application materials, agreements, invoices, reports etc. Therefore, staff recommends that Council approves, by resolution, the submittal of the grant applications and authorizes the Development Services Director to execute the grant documents.

FISCAL IMPACT

There is no impact to the General Fund. The improvements at the intersection of Lammers Road and Shulte Road have been funded through the approved Capital Improvement Program for \$705,840 through development impact fees. The additional funding to be received from SJAVPCD will enable the City to complete all of the necessary improvements at this intersection, including drainage and right-of-way acquisition. The total cost of the Tracy Boulevard Adaptive Corridor Project is estimated to be \$398,000. Of that amount, \$300,000 will be funded by the SJVAPCD grant with a City matching contribution of \$98,000 paid with Gas Tax Revenues.

STRATEGIC PLAN

This is a routine agenda item for operational efficiency and is not related to any strategic plan.

RECOMMENDATION

That City Council authorizes, by resolution, grant applications for San Joaquin Valley Air Pollution Control District Public Benefit Grant Program and authorizes the Development Services Director to execute grant documents.

Prepared by: Ripon Bhatia, Senior Civil Engineer

Reviewed by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development Services Director
R. Leon Churchill, Jr., City Manager

RESOLUTION 2013-_____

AUTHORIZING GRANT APPLICATIONS FOR SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT'S (SJVAPCD) PUBLIC BENEFIT GRANT PROGRAM AND AUTHORIZING THE DEVELOPMENT SERVICES DIRECTOR TO EXECUTE GRANT DOCUMENTS

WHEREAS, The San Joaquin Valley Air Pollution Control District (SJVAPCD) Public Benefit Grant program (Advanced Transit and Transportation Component) sought projects from Cities, Counties, districts and other public entities that reduced harmful emissions and assisted in improving the air quality of San Joaquin Valley; and

WHEREAS, Traffic signal and related improvements at the intersection of Lammers Road and Schulte Road is an approved Capital Improvement Project; and

WHEREAS, Adaptive traffic signals on Tracy Boulevard corridor will be a new Capital Improvement Project in the 2013-2014 Fiscal year; and

WHEREAS, The project is funded through development impact fees, and grant funding will supplement the funding for the approved project; and

WHEREAS, To pursue this grant funding, the City is required to prepare project documents including, but not limited to, application materials, agreements, invoices, and reports; and

WHEREAS, The estimated grant funding based on the initial application is \$201,089 for traffic signal and related intersection improvements at the Lammers Road and Schulte Road intersection, and \$300,000 for adaptive traffic signals on the Tracy Boulevard corridor, and

WHEREAS, There is no impact to the General Fund.

NOW, THEREFORE, BE IT RESOLVED, That City Council authorizes, by resolution, grant applications for San Joaquin Valley Air Pollution Control District Public Benefit Grant Program and authorizes the Development Services Director to execute grant documents.

The foregoing Resolution was adopted by the Tracy City Council on the 16th day of April, 2013 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 3

REQUEST

PUBLIC HEARING TO ADOPT TWO MITIGATED NEGATIVE DECLARATIONS AND APPROVE THE CITYWIDE STORM DRAINAGE, PARKS, PUBLIC SAFETY, AND PUBLIC FACILITIES MASTER PLANS

EXECUTIVE SUMMARY

The City's existing Infrastructure Master Plans were approved in the mid-1990s. Since then, most of the areas covered by these master plans have either fully or partially developed which includes Plan C, South MacArthur, Northeast Industrial, I-205, Industrial Area Specific Plans (ISP), south and north and Infill areas. New infrastructure Master Plans need to be completed to serve future developments identified in the City's new General Plan adopted in 2011. Adoption of the Mitigated Negative Declarations and approval of the Citywide Storm Drainage, Parks, Public Safety, and Public Facilities Master Plans will facilitate development of properties in the new areas.

DISCUSSION

The discussion on this agenda item is divided into six areas as follows:

- General
- Citywide Storm Drainage Master Plan
- Citywide Parks Master Plan
- Citywide Public Safety Master Plan
- Citywide Public Facilities Master Plan
- Mitigated Negative Declarations for the Citywide Storm Drainage Master Plan, Parks Master Plan, Public Safety Master Plan, and Public Facilities Master Plan

1. General

The City's existing Master Plans were approved in mid-1990s. These Master Plans were based on the City's 1993 General Plan. The City adopted its new General Plan on February 1, 2011. The new General Plan identifies existing and new areas of development within and around the existing city limits. It includes areas east of the City up to Banta Road and to the west up to the Altamont Pass south of I-205. The new General Plan also includes the Larch Clover area both north and south of I-205.

Due to the increased development interest in the General Plan area, various property owners requested in 2009, that the City finalize the Infrastructure Master Plans to serve the new developments. The City acquired the services of various consultants to finalize the Infrastructure Master Plans and complete the environmental documents for a total cost of \$3.1 million.

Since then, staff and the development community have been working together with the consultants to finalize the Infrastructure Master Plans.

The Roadways and Transportation Master Plan was completed ahead of the other Master Plans since it identifies the location and alignments roadway network; which is essentially used for the layout of the other infrastructure elements. City Council adopted the Citywide Roadway and Transportation Master Plan at a Special City Council meeting on November 26, 2012. Water and Wastewater Master Plans were approved by City Council on January 15, 2013.

2. Citywide Storm Drainage Master Plan

The City's Storm Drainage Master Plan has been completed by Stantec Consulting, Inc. of Sacramento, California. In addition to the East and West side channel watershed, it identifies Lammers watershed area and storm drainage collection systems. The master plan provides amendments to the East side channel system to include new areas of development. The storm drainage system provides a combination of channels, pipe systems, and detention basins.

3. Citywide Parks Master Plan

MIG, Inc. of Portland, Oregon is the City's consultant responsible for completion of the Parks Master Plan. The master plan reconciles the City's existing park acreage and facilities, and further identifies the park requirements from new residential developments. Three acres of neighborhood parks and one acre of community park acreage will be added per 1,000 of new population. The minimum acreage of park will be six acres for a neighborhood park. The parks will have connectivity with bike and pedestrian pathways and provisions for trails in the Tracy Hills area.

4. Citywide Public Safety Master Plan

The City's Public Safety Master Plan was prepared by Indigo/Hammond + Playle Architects, LLP after extensive coordination with the Police and Fire Departments. The plan studied various alternatives to meet safety needs as a result of new developments in Tracy. With the full build out of the City's General Plan, a new Police facility will be required in the Eleventh Street corridor.

The existing Police facility will become Public Safety Center with EOC, dispatch, evidence, and data center. The existing firing range site at the south end of town will be upgraded to provide a joint Fire and Police training facility. The master plan also provides for equipment and vehicles for additional needs due to new development.

5. Citywide Public Facilities Master Plan

The City's Public Facilities Master Plan was also prepared by Indigo/Hammond + Playle Architects, LLP after coordinating with multiple departments including Parks and Public Works. The new developments will require expansion of the existing facilities at the Boyd Service Center, Community Center, City Hall, and additional facilities for the Public Library and Aquatics Center. All new residential and non-residential developments will

share the costs of new facilities. However, costs attributed to Parks and Library facilities will be borne by new residential development only.

6. Mitigated Negative Declaration

In accordance with the California Environmental Quality Act (CEQA) Guidelines, two Initial Study/Section 15183 Analyses and Mitigated Negative Declarations (IS/MND) were prepared to evaluate potential environment effects of the project. One IS/MND was prepared to analyze the Storm Drain Master Plans (Attachment A) and the other IS/MND analyzed the potential effects of the Parks, Public Facilities and Public Safety Master Plans (Attachment B). Each of these IS/MNDs include Mitigation Monitoring and Reporting Programs for implementation. Part of the project approval includes a recommendation for adoption of the CEQA documentation.

STRATEGIC PLAN

This agenda item is consistent with the City Economic Development Strategy and meets the goals to ensure physical infrastructure and systems necessary for development.

FISCAL IMPACT

There is no impact to the General Fund from approval of the Citywide Storm Drainage, Parks, Public Safety, and Public Facilities Master Plans. The cost of completion of the Master Plans, and their CEQA documentation was funded by the development community. The cost of construction of the physical infrastructure listed in the Master Plans will be borne by the developments through development impact fees or other funding mechanisms without any impact to the City's General Fund.

RECOMMENDATION

Staff recommends that City Council adopts the Mitigated Negative Declarations and approves the Citywide Storm Drainage, Parks, Public Safety, and Public Facilities Master Plans.

Prepared by: Kuldeep Sharma, City Engineer
Victoria Lombardo, Senior Planner
Reviewed by: Andrew Malik, Development Services Director
Approved by: R. Leon Churchill, Jr., City Manager

ATTACHMENTS

Attachment A - Initial Study for Citywide Storm Drainage Master Plan
Attachment B - Mitigated Negative Declaration for Citywide Storm Drainage Master Plan
Attachment C - Initial Study for Citywide Parks, Citywide Public Facilities, and Citywide Public Safety Master Plans
Attachment D - Mitigated Negative Declaration for Citywide Parks, Citywide Public Facilities, and Citywide Public Safety Master Plans

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

**CITY OF TRACY
CITYWIDE STORM DRAINAGE
MASTER PLAN**

LEAD AGENCY:

CITY OF TRACY

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

November 2012





ENVIRONMENTAL CHECKLIST

A. SUMMARY INFORMATION

1. Project Title:

City of Tracy Citywide Storm Drainage Master Plan

2. Lead Agency Name and Address:

City of Tracy
Department of Development and Engineering Services
333 Civic Center Drive
Tracy, CA 95376

3. Contact Person and Phone Number:

William Dean, Assistant Director, Development and Engineering Services Department
(209) 831-6000

4. Project Location and Setting:

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

The proposed Citywide Storm Drainage Master Plan includes improvements located throughout the City boundaries as well as the City's Sphere of Influence (SOI) boundaries. In addition, offsite sub-basins related to the overall storm drainage system are also included as part of this analysis. Refer to Figure 2 (Locations of Future Service Areas in the Sphere of Influence).

I.

5. General Plan Designation and Zoning Classification:

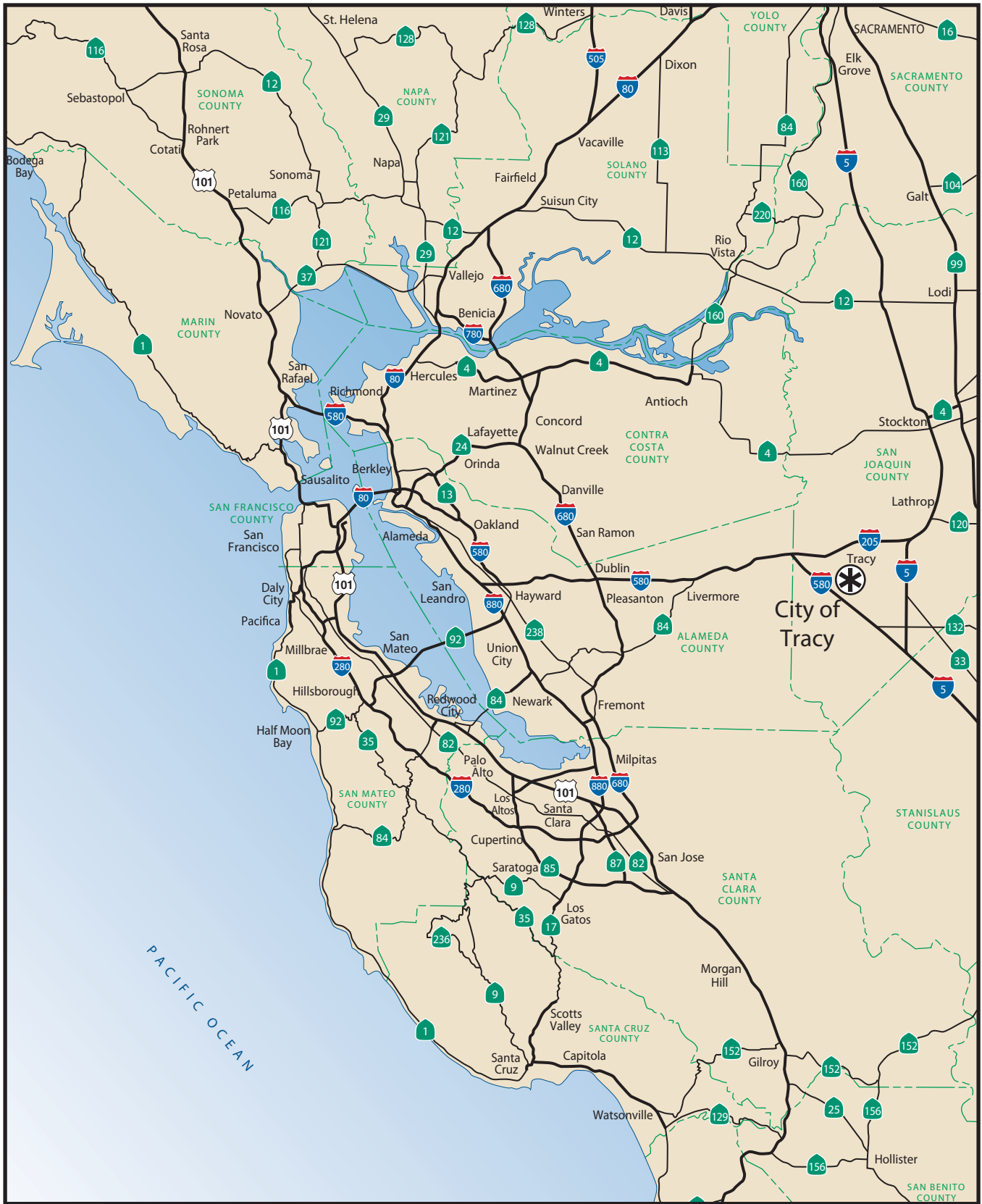
Various.

6. Surrounding Land Uses:

Various.

B. STATUTORY AUTHORITY AND APPLICABILITY

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



Source: RBF Consulting (2012)

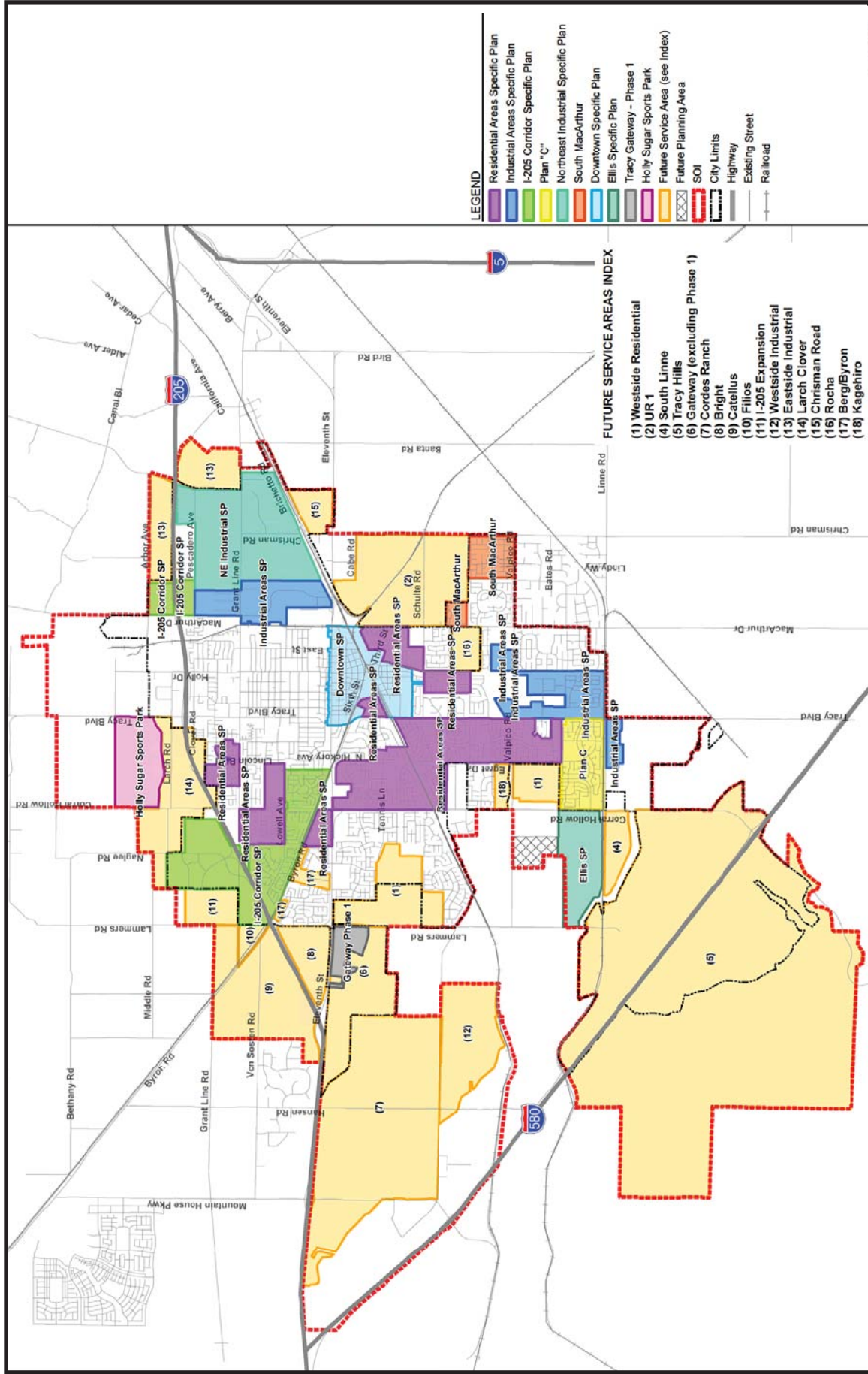


Not to Scale

City of Tracy Citywide Storm Drainage Master Plan Initial Study / CEQA Analysis

Regional Location Map

Figure 1



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



Not to Scale

RBF
CONSULTING
A Baker Company

City of Tracy Citywide Storm Drainage Master Plan Initial Study / CEQA Analysis
Locations of Future Service Areas in the Sphere of Influence

Figure 2



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

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

- (1) a program, plan, policy, or ordinance for which an Environmental Impact Report (EIR) was prepared and certified; and,
- (2) applicable local land use plans and zoning

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

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

State CEQA Guidelines Section 15183

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

- (1) Are peculiar to the project or the parcel on which the project would be located;
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or,
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.



C. INITIAL STUDY/CEQA GUIDELINES SECTION 15183 ANALYSIS

PURPOSE AND SCOPE

The proposed Citywide Storm Drainage Master Plan (SDMP) is intended to be utilized as a guideline document for the identification of storm drainage facilities needed to serve future land development projects under the buildout condition for the City's SOI and storm drainage facility upgrades needed to correct existing deficiencies, as well as serving as a reference document for existing storm drainage facilities and their functional characteristics. The SDMP is on file with the City of Tracy and can be reviewed both online and/or by request to the City of Tracy Development and Engineering Services Department, which is located at 333 Civic Center Drive, Tracy, CA 95376.

The City's General Plan is the principle policy document for guiding future conservation and development of the City of Tracy, including the City's Sphere of Influence (SOI), which is the area the outside of the City limits that the City expects to annex and urbanize in the future. The General Plan was adopted by the City on February 1, 2011 and is used as the basis for the City's Infrastructure Master Plans, including the WSMP. As described in the WSMP, buildout of the General Plan includes buildout of development projects with approved water supply (including infill) and future service areas within the City's Sphere of Influence (SOI). The WSMP is consistent with the development assumptions in the General Plan. The General Plan EIR was certified on February 1, 2011 and evaluates the environmental impacts associated with implementation of the General Plan, as described in greater detail below.

The City has chosen to refer to the level of analysis in the WSMP and the WWMP as a "Tier 1" evaluation, in which overall planning objectives, goals, and policies, are defined and required "backbone" infrastructure is identified and sized to serve buildout of the City's General Plan. A "Tier 2" evaluation, including evaluation of required onsite infrastructure to meet the needs of specific proposed development projects and phasing of recommended buildout improvements, will be initiated at a later date on a project-by-project basis and is not included in the WSMP or the WWMP. Thus, the analysis contained herein is focused on the Tier 1 evaluation, and is broad in its consideration of environmental effects.

The recommendations in the SDMP only identify facility improvements at a Master Plan level and do not necessarily include all required onsite infrastructure, nor constitute design of improvements. Subsequent detailed design is required to determine the exact sizes and final locations of these proposed facility improvements. Further, while the SDMP provides detailed recommendations of seemingly "specific" improvements, it must be emphasized that these are preliminary "Tier 1" recommendations based on qualitative assessment and preliminary engineering design (only) and as a result do not as of yet, have the specific identified project details and in many instances specific identified project locations necessary for a meaningful evaluation of potential environmental impacts. The SDMP indicates the right-of-way that would be necessary based on a qualitative assessment only, as the buildout year is in the distant future and thus vague and subject to change.



Because the SDMP is a policy document prepared to implement the objectives and actions identified in the General Plan, it does not propose the construction or operation of storm drainage infrastructure projects at this time. Consequently, adoption of the SDMP would not directly result in the construction and operation of infrastructure that could have negative environmental effects. However, its adoption would indirectly facilitate the construction and operation of storm drainage infrastructure that could result in negative environmental effects. Nonetheless, because specific project details are not available at this time, additional future environmental review would be required on a project-by-project basis, as specific storm drainage infrastructure projects come forward. This future environmental review would be necessary to analyze and disclose any site-specific impacts the infrastructure identified by the SDMP might have on the environmental resources identified by the CEQA Guidelines. Nonetheless, as stated above, the analysis in this Initial Study/California Environmental Quality Act Guidelines Section 15183 Analysis is focused on the Tier 1 evaluation, and is thus, broad and general in its consideration of environmental effects.

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

- Damage of scenic resources within a state scenic highway
- Degradation of the City's visual identity and character
- Creation of substantial light or glare
- Conversion of agricultural land to non-agricultural use
- Conflicts with applicable air quality plans
- Individual and cumulative increases in criteria air quality pollutants
- Damage or destruction of unknown cultural resources, including human remains
- Risks associated with seismic and geologic hazards
- Threat of hazardous materials release
- Stormwater pollution
- Groundwater depletion
- Stormwater management
- Flood hazards
- Inundation by seiche, tsunami, or mudflow
- Physical division of an established community
- Loss of availability of mineral resources
- Population and housing increases
- Provision of new public facilities
- Increases in water demand

D. INCORPORATION BY REFERENCE

The City of Tracy General Plan Final EIR (State Clearinghouse No 2008092006) has been cited and incorporated by reference into this Initial Study/California Environmental Quality Act 15183 Analysis, in accordance with Section 15150 of the State CEQA Guidelines, as a means of



reducing the redundancy and length of this environmental document. The City of Tracy General Plan Final EIR is available for public review at the City of Tracy Planning Division, located at 333 Civic Center Plaza, Tracy, CA 95376, and is hereby incorporated by reference into this Initial Study/California Environmental Quality Act 15183 Analysis:

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

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

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

General Plan EIR Project Description

The City approved an update to the General Plan on February 1, 2011. The General Plan provides a vision for the future and establishes a framework for how the City of Tracy should grow and change over the next two decades. The General Plan establishes goals, objectives, policies, and actions to guide this change in a desired direction. The General Plan presents existing conditions in the City, including physical, social, cultural, and environmental resources and opportunities. The General Plan looks at trends, issues, and concerns that affect the region.

The purpose of the General Plan is to act as the principal policy and planning document for guiding future conservation, enhancement, and development in the City. It represents the basic policy direction of the City of Tracy City Council on basic community values, ideals, and aspirations to govern a shared environment through 2025. The General Plan addresses all aspects of development including land use, transportation, housing, economic development, public facilities, infrastructure, and open spaces, among other topics. In addition, it articulates a vision for the City's long-term physical form and development. It also brings a deliberate overall direction to the day-to-day decisions of the City Council, its commissions, and City staff.

The City of Tracy General Plan is guided by a vision statement and is comprised of nine separate "elements" that set goals, objectives, policies, and actions for a given subject. The goals, objectives, policies, and actions provide guidance to the City on how to accommodate growth and manage its resources over the next 20 years. The goals, objectives, policies, and actions in each element are derived from a number of sources, including the 1993 General Plan, the background information collected for the General Plan Update, discussions with the City Council



and Planning Commission, public workshops, and meetings with property owners. Many of the recommendations from the Tracy Tomorrow 2000 final report are also brought forward into the General Plan. In addition to the goals, objectives, policies, and actions, each element contains background information that describes current conditions in the City of Tracy relative to the subject of the element.

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

The elements that form the General Plan Update are briefly described below:

- Land Use Element. The required Land Use Element designates all lands within the City for a specific use such as residential, office, commercial, industry, open space, recreation, or public uses. The Land Use Element provides policy direction for each land use category, and also provides overall land use policies for the City.
- Community Character Element. The Community Character Element is not required by State law. However, due to the importance of maintaining and enhancing the City of Tracy's hometown feel and the related importance of urban design for the City, this optional element has been included.
- Economic Development Element. This optional element contains goals, objectives, policies, and actions to encourage the development of desired economic activities throughout the City. The information in this element is derived from the City's Economic Development Strategy prepared in 2002.
- Circulation Element. This required element specifies the general location and extent of existing major streets, level of service, transit facilities, and bicycle and pedestrian network. As required by law, all facilities in the Circulation Element are correlated with the land uses foreseen in the Land Use Element.
- Open Space and Conservation Element. The Open Space Element and the Conservation Element are required under State law and are combined in this General Plan. Issues addressed include the preservation of open space and agricultural land, the conservation, development, and utilization of natural resources, and the provision of parks and recreational facilities. Open space goals for public health and safety are covered in the Safety Element.
- Public Facilities and Services Element. This optional element covers a wide range of topics related to the provision of public services and infrastructure in the City. Topics covered include law enforcement, fire protection, schools, public buildings, solid waste, and the provision of water, wastewater, and stormwater infrastructure.
- Safety Element. State law requires the development of a Safety Element to protect the community from risks associated with the effects of flooding, seismic and other geologic hazards, and wildland fires.
- Noise Element. This required element addresses noise in the community and analyzes and quantifies current and projected noise levels from a variety of sources, such as traffic,



industry, rail, and the airport. The Noise Element includes goals, objectives, policies, and actions to address current and foreseeable noise issues.

- Air Quality Element. This element, which is required for all jurisdictions in the San Joaquin Air Pollution Control District, outlines goals, objectives, policies, and actions to mitigate the air pollution impacts of land use, the transportation system, and other activities that occur in the City of Tracy.

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

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

The Sustainability Action Plan establishes targets related to a variety of sustainability topics, and sets forth measures that will assist the City in reaching those goals. The Sustainability Action Plan sets a target of a 29 percent reduction of GHG emissions from 2020 Business As Usual (BAU) projected levels. GHG emissions in 2020 under BAU conditions are projected to be 1,748,970 metric tons carbon dioxide equivalent (MTCO_{2e}). The target therefore translates into a reduction of 507,201 MTCO_{2e}. Implementation of the Sustainability Action Plan is projected to reduce GHG emissions in the City of Tracy by between 382,422 and 486,115 MTCO_{2e}, which represents an achievement of between 75 and 96 percent of the overall target.

Environmental Effects

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

A brief summary of the impacts identified is provided below.

Land Use

No significant land use impacts were identified as a result of implementation of the General Plan and Sustainability Action Plan. The proposed General Plan and Sustainability Action Plan



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

Population, Employment, and Housing

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

Visual Quality

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

Traffic and Circulation

There would be a less than significant impact on local roadways with the implementation of roadway improvements identified in the General Plan EIR. Assuming the planned network improvements outlined in the General Plan EIR are implemented, the City’s level of service standards would be maintained except at the Eleventh Street/Corral Hollow Road and Eleventh Street/Lammers Road intersections. In the case of the Eleventh Street/Corral Hollow Road intersection, General Plan Policy 2 under Objective CIR-1.3, which allows individual locations



to fall below the City's level of service standards in instances where the construction of physical improvements would be infeasible or would conflict with the character of the community, would apply, since this intersection is constrained to the point of not allowing for adequate at-grade improvements. Thus, the resulting level of service would not result in a significant impact. Further improvements at the Eleventh Street/Lammers Road intersection identified in the General Plan EIR would reduce impacts at this intersection to a less than significant level.

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

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

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

Cultural Resources

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

Biological Resources

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

Agricultural Resources

Despite General Plan policies to preserve agricultural lands, in addition to policies in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the City's Agricultural Mitigation Fee Ordinance, development permitted under the General Plan would result in the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide



Importance to urban uses. This is a significant and unavoidable impact. No additional mitigation is available. Moreover, despite policies in the General Plan to support and encourage preservation of Williamson Act lands and the voluntary nature of the Williamson Act program, total buildout of the City limits and SOI may result in the conversion of land under active contracts to urban uses. This is a significant and unavoidable impact. No additional mitigation is available. Finally, implementation of the General Plan would result in additional and incompatible urban development adjacent to agricultural uses, resulting in a significant and unavoidable impact associated with the conversion of additional farmland to urban uses.

Mineral Resources

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

Community Services

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

Infrastructure

Water

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

Wastewater

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



as specific wastewater treatment expansion projects are identified, additional project specific, second-tier environmental analysis would be completed.

Stormwater

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

Geology, Soils, and Seismic Hazards

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

Hydrology and Flooding

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

Hazards and Hazardous Materials

Implementation of the General Plan would allow for the development of new residential, commercial, office, and industrial uses. This could increase the amount of hazardous materials used and wastes generated, as well as the number of people and structures exposed to these and



other hazards. Implementation of a combination of Federal, State, and local policies and regulations, including policies and actions identified by the General Plan, would reduce the risk to less than significant.

Noise

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

Air Quality

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

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



SJVAPCD. Construction exhaust emissions would be reduced to a less than significant impact with adherence to General Plan policies and SJVAPCD rules and regulations.

Greenhouse Gas Emissions

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

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

Alternatives to the Project

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

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

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

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



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

General Plan EIR Revisions and Updates

Since 2005, the General Plan and General Plan EIR have been revised and updated on several occasions as discussed below due to various proposed amendments and the City's preparation of a Sustainability Action Plan. Nonetheless, the City has certified the most recent General Plan EIR and adopted the most current General Plan on February 11, 2011. Thus, where appropriate and based on the provisions of Section 15152 of the CEQA Guidelines, this Initial Study does tier off of and incorporates by reference the General Plan EIR regarding descriptions of environmental settings, future development-related growth, and cumulative impacts. The following provides the timeline for the sequence of revisions and updates to the City of Tracy General Plan EIR.

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

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

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

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

An amendment to the General Plan in 2006 (2006 GPA) required the preparation of an Amendment to the Draft EIR. The 2006 City of Tracy General Plan Amendment to the Draft EIR contains a variety of revisions to the 2005 Draft EIR based on the amendments identified in the 2006 GPA. In particular, it was modified to include detailed discussions of impacts that would result from total buildout of the City limits and SOI under the proposed General Plan, in addition



to the discussion of impacts during the initial 20-year planning horizon. As such, the following topics identified and evaluated in the 2005 Draft EIR were reanalyzed in the 2006 Draft EIR as follows:

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

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

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

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

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

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

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



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

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

E. PROJECT DESCRIPTION

Background and History

The main purpose of the City's storm drainage system is to control stormwater runoff in order to prevent flood damage, reduce inconvenience from excessive flows, and to minimize pollution of surface and groundwater. Tracy's storm drainage system is managed by the City's Public Works Department. In an effort to properly plan and maintain the City's storm drainage system, the City has periodically prepared a Storm Drainage Master Plan. The City's most recent Storm Drainage Master Plan (SDMP) was approved in 1994. The 1994 SDMP was a comprehensive plan that required all open channels, detention ponds, and integral components of the City's storm drainage facilities to be sized to accommodate a 100-year storm event. The 1994 SDMP also proposed improvements to accommodate population growth that had occurred since the previous SDMP was approved. Due to significant development within the City, several supplements to the SDMP have been adopted over the years that include additional information and policy direction for specific areas. The 1994 SDMP study area was the City's former *General Plan/Urban Management Plan* area, which had different boundaries than the City's current SOI area. Much of the storm drainage infrastructure represented in 1994 SDMP has been constructed within the areas of the City that are currently developed. However, the majority of proposed storm drainage facilities represented therein to serve areas within the City's SOI that are currently undeveloped are no longer considered to be appropriate solutions due to changes in regulations, environmental considerations, and updated City goals and policies. Thus, the City determined that an update to the 1994 SDMP is required.

The proposed SDMP is intended to be utilized as a guideline document for the identification of storm drainage facilities needed to serve future land development projects under the buildout condition for the City's SOI and storm drainage facility upgrades needed to correct existing deficiencies, as well as serving as a reference document for existing storm drainage facilities and their functional characteristics.



Project Characteristics

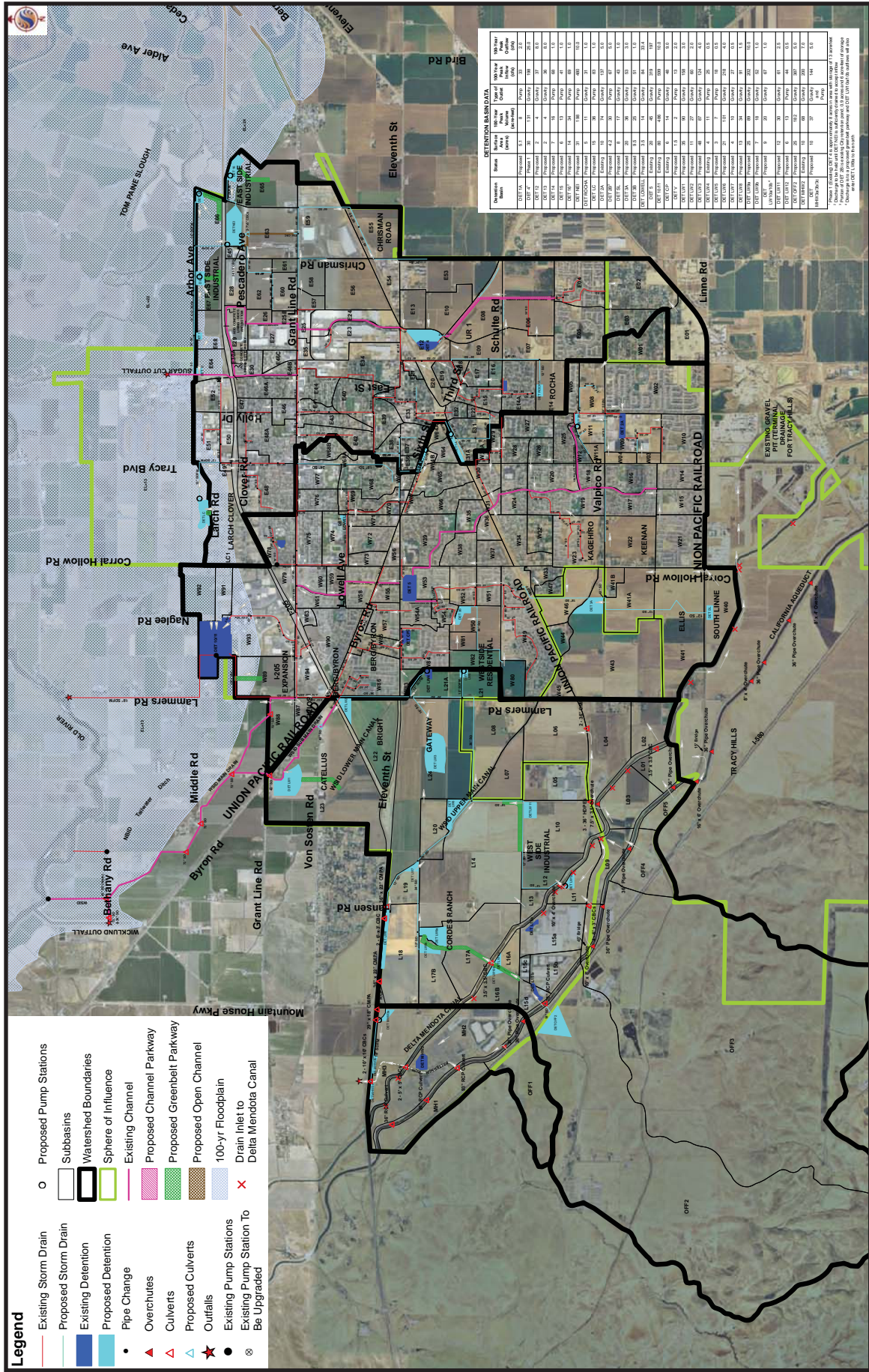
The proposed SDMP is a comprehensive, Citywide storm drainage master plan for the City and the SOI. The SDMP includes hydrologic and hydraulic analyses; a conceptual plan for new storm drainage infrastructure needed to serve new development and existing development areas; opinions of probable cost for new and upgraded storm drainage infrastructure; drainage policies; and documentation regarding existing conditions, facilities, studies, regulations, and agreements.

The proposed SDMP is intended to be utilized as a guideline document for the identification of storm drainage facilities needed to serve future land development projects under the buildout condition for the City's SOI and storm drainage facility upgrades needed to correct existing deficiencies, as well as serving as a reference document for existing storm drainage facilities and their functional characteristics.

In general, new development projects would be required to provide site-specific or project-specific storm drainage solutions that are consistent with the overall infrastructure approach presented in the SDMP. The City may allow for a reasonable degree of flexibility to be incorporated into specific design approaches as a part of achieving effective solutions. Modifications and refinements to the storm drainage facilities master plan may be considered by the City during the Specific Plan and development review process for new development. However, any significant modifications to the elements of the SDMP must be approved by the City and will require that a formal "Supplement" be adopted by the City Council.

Figure 3, *Proposed Storm Drainage Infrastructure*, identifies the facilities proposed as part of the SDMP. The proposed SDMP includes the following components:

- **Detention facilities** - used to store and attenuate stormwater runoff and provide storm water quality treatment.
- **Open channels, channel parkways, and greenbelt parkways** - channel areas to collect and convey stormwater runoff while aiding in attenuation and storm water quality treatment.
- **Underground storm drains** - drains proposed to be aligned within public rights of way or drainage easements.
- **Pumping facilities** (serving applicable detention basins) - pump stations and low capacity force mains used to facilitate drainage of detention basins in certain areas.
- **Percolation facilities** - where feasible, percolation facilities (such as gravel beds) would be installed to reduce downstream impacts of stormwater runoff, provide storm water quality treatment and encourage recharge.
- **Interflow crossovers between systems** - facilities that would allow the City to move stormwater from one system to another to facilitate maintenance activities, to optimize



Legend

- Existing Storm Drain
- Proposed Storm Drain
- Existing Detention
- Proposed Detention
- Pipe Change
- Overcuts
- Culverts
- Proposed Culverts
- Outfalls
- Existing Pump Stations
- Existing Pump Station To Be Upgraded
- Proposed Pump Stations
- Subbasins
- Watershed Boundaries
- Sphere of Influence
- Existing Channel
- Proposed Channel
- Proposed Greenbelt Parkway
- Proposed Open Channel
- 100-yr Floodplain
- Drain Inlet to Delta Mendota Canal

Basin Name	Volume (cu ft)	100-yr Flood Elevation (ft)
DETA 1A	1.5	1.5
DETA 1B	1.5	1.5
DETA 1C	1.5	1.5
DETA 1D	1.5	1.5
DETA 1E	1.5	1.5
DETA 1F	1.5	1.5
DETA 1G	1.5	1.5
DETA 1H	1.5	1.5
DETA 1I	1.5	1.5
DETA 1J	1.5	1.5
DETA 1K	1.5	1.5
DETA 1L	1.5	1.5
DETA 1M	1.5	1.5
DETA 1N	1.5	1.5
DETA 1O	1.5	1.5
DETA 1P	1.5	1.5
DETA 1Q	1.5	1.5
DETA 1R	1.5	1.5
DETA 1S	1.5	1.5
DETA 1T	1.5	1.5
DETA 1U	1.5	1.5
DETA 1V	1.5	1.5
DETA 1W	1.5	1.5
DETA 1X	1.5	1.5
DETA 1Y	1.5	1.5
DETA 1Z	1.5	1.5
DETA 2A	1.5	1.5
DETA 2B	1.5	1.5
DETA 2C	1.5	1.5
DETA 2D	1.5	1.5
DETA 2E	1.5	1.5
DETA 2F	1.5	1.5
DETA 2G	1.5	1.5
DETA 2H	1.5	1.5
DETA 2I	1.5	1.5
DETA 2J	1.5	1.5
DETA 2K	1.5	1.5
DETA 2L	1.5	1.5
DETA 2M	1.5	1.5
DETA 2N	1.5	1.5
DETA 2O	1.5	1.5
DETA 2P	1.5	1.5
DETA 2Q	1.5	1.5
DETA 2R	1.5	1.5
DETA 2S	1.5	1.5
DETA 2T	1.5	1.5
DETA 2U	1.5	1.5
DETA 2V	1.5	1.5
DETA 2W	1.5	1.5
DETA 2X	1.5	1.5
DETA 2Y	1.5	1.5
DETA 2Z	1.5	1.5

Source: City of Tracy Storm Drainage Master Plan (2012)

RBF CONSULTING
A Baker Company

City of Tracy Citywide Storm Drainage Master Plan Initial Study / CEQA Analysis

Proposed Storm Drainage Infrastructure

Figure 3

Not to Scale



- system capacities or to provide additional options in the event of a hazardous spill into the system.
- **Irrigation tailwater ditches** - additional stormwater would be delivered to the West Side Irrigation District (WSID) Sub-Main Drain and Main Drain.
- **Temporary retention facilities** - temporary basins to retain stormwater until permanent facilities are developed for individual projects.

Many of the improvements proposed in the SDMP were also included in the 1994 SDMP, and therefore, were analyzed in the previously certified EIR for the 1994 SDMP. However, there are many changes proposed as part of the SDMP. The following improvements are proposed in the SDMP that were not previously part of the 1994 SDMP:

1. The boundaries of the City's SOI are different. Changes include the addition of Cordes Ranch, the deletion of several properties north of the Delta Mendota Canal (centered about Lammers Road), the deletion of the eastern portions of an area formerly defined as the Banta Watershed, and other less significant changes.
2. Land use assumptions have changed. This change impacts the hydrologic modeling that determined master plan storm runoff rates and volumes.
3. Sustainable infrastructure principles have been factored into the revised hydrologic analysis for new development. The sustainable infrastructure principles are the same principles outlined in the City's *Manual of Stormwater Quality Control Standards for New Development and Redevelopment* (SWQC Manual) adopted by the Tracy City Council in August 2008, including the implementation of onsite design control measures for Low Impact Development (LID), site-specific source control measures, and treatment control measures.
4. The proposed SDMP does not include any new direct discharges to Old River. It would continue to utilize existing outfalls. The new outfalls to the Sugar Cut represented in the 1994 SDMP have been eliminated.
5. The Banta Watershed in the east area has been deleted. The Mountain House Watershed in the west area has been added.
6. There have been adjustments made to watershed and sub-basin boundaries based on changes in the SOI, planning area considerations, better information, and other considerations.
7. Proposed storm drainage facilities would place a much greater emphasis on flow attenuation that would be provided by new storm water detention facilities and implementation of the practices for new development that are required per the City's SWQC Manual. This is particularly significant in the Lammers Watershed, the Mountain House Watershed, and in the Larch Clover and Eastside Industrial planning areas. The proposed SDMP would add detention basins with adjusted storage volumes and locations



from those previously proposed in the 1994 SDMP, generally resulting in much greater overall storage and attenuation.

8. The 1994 SDMP depicted storm runoff from the Lammers Watershed being delivered to the WSID Main Drain tailwater ditch via a large open channel. The proposed SDMP would add significant upstream storage and attenuation in the Lammers Watershed and storm runoff would be metered and delivered to WSID's Sub-Main Drain tailwater ditch via a 36-inch pipe of limited capacity. The WSID Sub-Main Drain joins the WSID Main Drain downstream of the point of connection.
9. Greenbelt parkways would be added to master plan infrastructure. The majority of new open channels and channel parkways would be eliminated.
10. Guidelines and opportunities for the inclusion of joint-use elements in storm water detention facilities are proposed.
11. Percolation elements would be encouraged in the design of detention basins to promote recharge and augment storm water quality benefits, when feasible. This would generally only apply to new detention basins that would be located in upland areas having subsurface soils of high permeability and where there is sufficient separation from the water table.

The Tracy Hills planning area is self-contained with respect to storm drainage concerns and is incorporated into the SDMP by reference only. Tracy Hills is proposed to drain to an existing sand and gravel extraction pit as a point of terminal drainage and is disconnected from the remainder of the study area. Tracy Hills will have its own SDMP, which would undergo a separate environmental review.

Existing and proposed storm drainage infrastructure reflects the storm drainage facility needs to serve the City's SOI Area under *ultimate buildout* land use conditions (per the City's *General Plan*, as supplemented by additional land use assumptions provided by City staff), plus *existing* land use conditions for local and offsite sub-basins of impact that are located outside of the City's SOI area.



F. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

G. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SIGNATURE

DATE



H. EVALUATION OF ENVIRONMENTAL IMPACTS

The environmental issues evaluated in this Initial Study/CEQA Guidelines Section 15183 Analysis include the following:

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

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

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



I. ENVIRONMENTAL ANALYSIS

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

I. AESTHETICS

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

Would the Project:

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

Most of the visual resources within the City are associated with the open space and agricultural resources of the surrounding area, and are a valued local asset for the community. The surrounding farming and grazing lands, and grassy hillsides of the Diablo Range are identified as scenic resources in the *General Plan* that contribute to the area’s heritage. Specifically, these scenic resources include:

- **Views of the Diablo Range.** Rising from the southwest portion of the Tracy Planning Area, this range extends from near sea level to 1,652 feet and provides a visual barrier



between the Central Valley and the San Francisco Bay Area. Generally, the eastern slopes visible from Tracy have not been developed and contain sporadic tree groupings.

- **Natural landscapes surrounding the Paradise Cut, Old River and Tom Paine Sloughs.** Located on the north side of the Tracy Planning Area, these landscapes are represented streamside vegetation that provide visual contrasts as they run through the relatively flat agricultural lands.
- **Expansive Agricultural Lands.** The land surrounding the City contains agricultural lands that are used for row crops and grazing.
- **Electricity-generating Windfarms.** Located on the ridgetops west of the City and close to the Altamont Pass, the windfarms are visible from Tracy on clear days.

Implementation of the facilities proposed as part of the SDMP would involve construction and operation activities that may potentially impact scenic resources and the overall visual character and quality of some areas of land within the City and SOI. Implementation of facilities proposed as part of the SDMP may temporarily alter view sheds during short-term construction activities by disturbing the existing surface appearance, temporarily removing vegetation, and altering the appearance of the site with unfinished structures and the placement of construction equipment, signage, and warning markers. However, these impacts would be temporary in nature and would cease upon Project completion.

Detention Facilities

The majority of the proposed detention basins would be located in undisturbed open space. Many of the larger detention facilities are proposed in the western portion of the City, within areas of existing agricultural land. The surface areas of the proposed detention basins range from less than two acres to 48 acres. The majority of new detention basins are assumed to have a depth of five feet. As part of part of future detailed design of the detention basins recommended as part of the SDMP, the City would encourage or require the integration of aesthetic treatments, including active or passive joint use components. This would include landscaping requirements to reduce aesthetic impacts. With the incorporation of these joint use elements, the functional, recreational, environmental, and aesthetic value of these facilities would be increased. At a minimum, new detention basins would be earthen and would contain native vegetation. Therefore, implementation of proposed detention facilities would not have a substantial adverse effect on a scenic vista.

Open Channels, Channel Parkways, and Greenbelt Parkways

The SDMP proposes several open channels, channel parkways, and/or greenbelt parkways for conveyance of storm runoff to a downstream detention basin or other facilities. One open channel is proposed, which extends between Grant Line Road and Pescadero Avenue. This open channel would be required to maintain earthen or grass lined bed and bank slopes. Channel parkways will incorporate landscaping features.. Greenbelt parkways are proposed within future development areas. Recreational uses would be provided within greenbelt parkways, which would include landscaping and aesthetic treatments. Therefore, implementation of open



channels, channel parkways, and greenbelt parkways would not have a substantial adverse effect on a scenic vista.

Underground Storm Drains

Storm drains would be placed underground within existing or proposed right-of-ways and drainage easements, and, therefore, would not impact a scenic vista.

Pumping Facilities

Several proposed detention basins would be topographically situated in a manner that gravity outflows to downstream conveyance facilities would not be possible. In these instances, pump stations and force mains of low capacity are proposed to facilitate the draining of these applicable detention basins. These pumping facilities would be located adjacent to detention basins, where necessary. Refer to Detention Facilities discussion, above. Implementation of pumping facilities would not have a substantial adverse effect on a scenic vista.

Percolation Facilities

Detention basins proposed within upland areas that have subsurface soils that are found to be suitable for percolation and other locations deemed feasible would incorporate low-lying components (such as gravel beds) that promote percolation as a supplementary terminal drainage component to gravity or pumping facility outflows. These percolation facilities would be located within detention basins, where feasible. Refer to Detention Facilities discussion, above. Implementation of percolation facilities would not have a substantial adverse effect on a scenic vista.

Interflow Crossovers between Systems

Interflow crossovers are proposed to allow the City and WSID to move stormwater from one system to another to facilitate maintenance, to optimize system capacities or to provide additional options in the event of a hazardous spill into the system or downstream capacity issues during a major storm event. Interflow crossovers would be placed underground within existing right-of-ways and, therefore, would not impact the scenic vista.

Irrigation Tailwater Ditches

Additional stormwater would be delivered to WSID's Sub-Main Drain and Main Drain, which are existing tailwater ditches. These ditches would not be altered and, therefore, would not impact a scenic vista.

Gravel Extraction Pit

Gravel extraction pits are existing and, therefore, would not impact a scenic vista.

Temporary Retention Facilities

Temporary retention facilities would be located within areas of new development when projects are not located near existing or proposed detention basins or conveyance facilities leading to detention basins. These temporary retention basins would be constructed in conjunction with development projects. These basins would be earthen. In addition, these facilities would be temporary in nature and would be decommissioned once connection and/or additional permanent



facilities are developed. Therefore, implementation of temporary retention facilities would not have a substantial adverse effect on a scenic vista.

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

Interstate 580 (I-580) is a state-designated scenic highway that stretches approximately 15 miles from I-5 to State Route 205 within the City. Implementation of facilities proposed as part of the SDMP may temporarily alter view sheds during short-term construction activities by disturbing the existing surface appearance, temporarily removing vegetation, and altering the appearance of the site with unfinished structures and the placement of construction equipment, signage, and warning markers. These impacts would be considered temporary in nature.

Detention Facilities

One proposed detention basin (DET OFF2) would be located adjacent to I-580. Implementation of this detention basin would incorporate aesthetic treatments, including active or passive joint use components and/or screening. As part of this, landscaping requirements would be implemented to reduce aesthetic impacts. Therefore, implementation of proposed detention facilities would not have a substantial adverse effect on scenic resources from a state scenic highway.

Open Channels, Channel Parkways, and Greenbelt Parkways

No open channels, channel parkways, or greenbelt parkways are located adjacent to I-580. Therefore, no impacts would occur.

Underground Storm Drains

Storm drains would be placed underground within existing or proposed right-of-ways or drainage easements and, therefore, would not impact scenic resources.

Pumping Facilities

No pumping facilities would be located within view from I-580. Therefore, no impacts to scenic resources would occur.

Percolation Facilities

No percolation facilities would be located within view from I-580. Therefore, no impacts to scenic resources would occur.

Interflow Crossovers between Systems

No interflow crossovers would occur within view from I-580 and, therefore, would not impact scenic resources.

Irrigation Tailwater Ditches

No irrigation tailwater ditches that are a part of SDMP facilities are within view from I-580, and therefore, would not impact scenic resources.



Gravel Extraction Pit

Gravel extraction pits are existing and, therefore, would not impact scenic resources.

Temporary Retention Facilities

If temporary retention facilities are proposed to be located within view from I-580 screening would be provided. Therefore, no impacts to scenic resources would occur.

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

All Facilities

Refer to Response 4.1 (a), above.

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

All Facilities

Implementation of proposed facilities could create a new source of substantial light and glare for the area during construction from security lighting at job sites. Long-term operational impacts could include permanent security lighting for certain facilities. Sensitive receptors (including special status species) in the vicinity of proposed facilities could be impacted by additional sources of light and glare.

The City Standard Plan #154 establishes minimum requirements for light illumination, but does not have regulations limiting glare. The City addresses light and glare issues on a case-by-case basis during Project approval and typically adds requirements as a condition of Project approval to shield and protect against light spillover from one property to the next. Title 10.08.4000 of the *Tracy Municipal Code* requires that the site plan and architectural package include the exterior lighting standards and devices, and be reviewed by the Development and Engineering Department. Adherence to required City lighting standards would reduce potential impacts to a level of less than significant.

II. AGRICULTURE RESOURCES

<p>AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
---	---------------------------------------	---	-------------------------------------	------------------

City of Tracy
Citywide Storm Drainage Master Plan



a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the Project:

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
Determination: Less Than Significant Impact with Mitigation Incorporated.

According to the *General Plan*, there are a total of 41,087 acres of land identified as Prime Farmland, Unique Farmland, Farmland of Statewide Importance and Farmland of Local Importance within the City’s Planning Area, SOI and City limits combined. Of this amount, 4,890 acres are located within the City limits, 7,072 acres are within the SOI outside the City limits, and 29,125 acres are located in the Tracy Planning Area outside the SOI. Farmland along the I-580 corridor and the south side of the City is designated as Farmland of Local Importance, which is defined as land of importance to the local economy. It is not anticipated that improvements proposed as part of the SDMP would traverse or disturb Farmland of Statewide Importance. The majority of proposed improvements would occur within rights-of-way or on



private land purchased specifically for the improvements. Therefore, no significant impacts would occur in these instances.

Detention Facilities

According to the *General Plan*, one proposed detention basin (DET LC) would be located in an area designated as Agriculture. However, per City of Tracy Zoning Ordinance Section 10.08.2020 (b)(7), public and quasi public uses and facilities are conditionally permitted. Therefore, no impact would occur.

Open Channels, Channel Parkways, and Greenbelt Parkways

There is a short greenbelt parkway that is adjacent to the south of DET LC within the area designated as Agriculture.

Underground Storm Drains

There is an underground 12” storm drain force main proposed to drain DET LC and will extend between DET LC and Tracy Blvd. within the area designated as Agriculture. Refer to the discussion above regarding potential impacts and mitigation.

Pumping Facilities

There is a pump station proposed within DET LC within the area designated as Agriculture.

Percolation Facilities

No percolation facilities are proposed to be located in areas designated as Agriculture. Therefore, no impacts would occur.

Interflow Crossovers between Systems

No interflow crossovers are proposed to be located in areas designated as Agriculture. Therefore, no impacts would occur.

Irrigation Tailwater Ditches

No tailwater ditches are proposed to be located in areas designated as Agriculture. Therefore, no impacts would occur.

Gravel Extraction Pit

No gravel extraction pits are proposed to be located in areas designated as Agriculture. Therefore, no impacts would occur.

Temporary Retention Facilities

There may be temporary retention facilities that will serve the new Tracy Sports Complex that is located to the north of DET LC within the area designated as Agriculture.

Facilities within Areas Designated as Agriculture (Greenbelt Parkway, Underground Storm Drain Force Main, Pump Station, Temporary Retention Facilities)

For facilities that would occur within land designated as Agriculture (greenbelt parkway, underground storm drain force main, pump station, temporary retention facilities) the following would apply. As discussed in the General Plan EIR, the City currently uses several regulatory



tools for the protection of agricultural resources, including its participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan and an Agricultural Mitigation Fee Ordinance that is used to collect in-lieu fees for impacts from development on agricultural land. These funds will eventually be utilized for the purchase of conservation easements on agricultural lands. Future water supply or wastewater infrastructure projects proposed on agricultural land would be subject to these regulatory requirements. More specifically, any new booster pumping facilities, pressure regulating stations, pump stations, or diurnal storage proposed in existing agricultural areas would be required to comply with the requirements of the City's Agricultural Mitigation Fee Ordinance to reduce any potential conversion of farmland to less than significant, as identified below in Mitigation Measure 1.

Mitigation Measure 1: Prior to issuance of grading permits for any new water supply or wastewater infrastructure projects proposed on agricultural land, the City shall pay the appropriate Agricultural Mitigation Fee, in accordance with Chapter 13.28 of the Tracy Municipal Code.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
Determination: No Impact.

All Facilities

There are approximately 15,289 acres of agricultural lands under Williamson Act contracts within the Tracy Planning area, 3,781 acres within the SOI and 1,489 acres within the City limits. Refer to Response 4.2 (a), above. No significant impacts would occur.

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

All Facilities

No land located within City limits or the SOI are currently zoned for forest land, timberland, or timberland production. Therefore, approval of the Project would not rezone or conflict with land classified as forest land, timberland, or timberland production. Therefore, no impact would occur.

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

All Facilities

Refer to Response 4.2 (c), above. No impact would occur.

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?* Determination: No Impact.

All Facilities

Refer to Response 4.2 (a), above. No significant impacts would occur.



III. AIR QUALITY

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

Would the Project:

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

The City of Tracy is located within the San Joaquin Valley Air Basin (SJVAB). The San Joaquin Valley Air Pollution Control District (SJVAPCD) has jurisdiction over most air quality matters in the SJVAB. The SJVAPCD is tasked with implementing programs and regulations required by the Federal and State Clean Air Acts.

Air quality conformity refers to the process whereby transportation plans, programs and projects conform to the requirements of applicable general plans and regional plans. Regional plans that apply to the proposed SDMP include the SJVAPCD Air Quality Attainment Plans (AQAPs) for Ozone and PM₁₀, which are part of the State Implementation Plan (SIP). The SJVAB is considered a non-attainment area for ozone and respirable particulate matter (PM₁₀ and PM_{2.5}).



The California Clean Air Act (CCAA) requires non-attainment districts with severe to extreme air quality problems to provide for a five percent reduction with non-attainment emissions per year. The AQAPs for ozone and PM₁₀ prepared for the Basin by the SJVAPCD fulfills this requirement. Banked emission reduction credits are included in the emissions inventories for the AQAP and provide an additional means to attaining the required five percent reduction in these inventories per year.

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

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

The SJVAPCD regulations that would be applicable to the project are summarized below.

Regulation VIII (Fugitive Dust PM10 Prohibitions)

Rules 8011-8081 are designed to reduce PM10 emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and track out, landfill operations, etc.

Rule 4101 (Visible Emissions)

This rule prohibits emissions of visible air contaminants to the atmosphere and applies to any source operation that emits or may emit air contaminants.

SJVAPCD’s recently-adopted Rule 9510 (Indirect Source Review) is applicable to specified development projects and requires specific percentage reductions in estimated project emissions for both construction and operation, or the payment of off-site mitigation fees if the required reductions cannot be met on the project site. Rule 9510 does not appear to apply to the proposed pipeline project.

The SJVAPCD has adopted its 2002 *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI). GAMAQI defines an analysis methodology, thresholds of significance, and mitigation measures for the assessment of air quality impacts. This methodology was used in the



following air quality analysis of the project. It should be noted that the SJVAPCD does not require quantification of construction related emissions.

The proposed SDMP identifies the plans, programs, and policies that would be implemented in order to ensure that there are adequate stormwater facilities that are capable of accommodating the projected demand and flows of ultimate *General Plan* buildout. A specific buildout schedule for proposed SDMP facilities has not yet been developed, because individual facility development would occur as needed. Construction and implementation of the proposed components of the SDMP would be dependant upon increased stormwater demands in the Tracy Planning Area. Short-term construction emissions would be dependent upon the phasing schedule of subsequent components. As such, impacts associated with individual projects proposed as part of the SDMP are not anticipated to be significant with the implementation of Mitigation Measures 2 and 3.

Construction activities are a source of fugitive dust (PM₁₀) emissions that may have a substantial, although temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project area. Fugitive dust emissions are associated with land clearing, excavation, cut and fill, and truck travel on unpaved roadways. Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions.

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from Project construction sites, emissions produced on Project sites as the equipment is used, and emissions from trucks transporting materials to and from the sites. Emitted pollutants would include carbon monoxide (CO), reactive organic gasses (ROG), nitrogen dioxide (NO_x), sulfur dioxide (SO_x), and coarse particulate matter (PM₁₀). Standard San Joaquin Valley Air Pollution Control District (SJVAPCD) regulations such as maintaining all construction equipment in proper tune, shutting down equipment when not in use for extended periods of time would be required. Refer to Mitigation Measure 2.

The operation of the proposed SDMP would involve two primary activities that would generate air emissions. These activities are:

- Electricity generation for consumption related to pump station operations
- Mobile source emissions from employee maintenance of the proposed facilities

With the implementation of Mitigation Measures 2 and 3, long term operational air quality impacts are anticipated to be minimal and would be considered less than significant.

Mitigation Measure 2: Prior to the issuance of grading permits future Applicants for individual projects shall submit a construction emission plan to the City of Tracy that demonstrates how construction activities would comply with the following emissions control measures:



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

Mitigation Measure 3: *Prior to issuance of building permits, Project Applicants shall demonstrate compliance with SJVAPCD Rule 9510. Compliance will include payment of fees to reduce indirect pollutant sources.*

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



All Facilities

Refer to Response 4.3 (a), above. Less than significant impacts would occur with the implementation of Mitigation Measures 2 and 3.

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

All Facilities

Refer to Response 4.3 (a). No emissions would occur as part of Project operations. Impacts would be reduced to a level of less than significant with mitigation incorporated.

- d) *Expose sensitive receptors to substantial pollutant concentrations?* Determination: Less Than Significant Impact.

All Facilities

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. Development of the proposed facilities could result in pollutant emissions from short-term construction activities (i.e., soil processing and placement). However, with implementation of Mitigation Measures 2 and 3, these impacts would be temporary in nature and would cease upon construction completion. Less than significant impacts would occur.

- e) *Create objectionable odors affecting a substantial number of people?* Determination: Less Than Significant With Mitigation Incorporated.

All Facilities

Construction activities may generate detectable odors from heavy-duty equipment exhaust. Odors associated with diesel and gasoline fumes would occur during the construction phase and may affect residents in the vicinity of the Project. However, these odors are considered temporary in nature and would cease upon the completion of construction. Adherence to Mitigation Measures 2 and 3, above, would reduce potential impacts to a level of less than significant.



IV. BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



habitat conservation plan?

Would the Project:

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

All Facilities

A Biotic Resources Report was prepared by HT Harvey and Associates in December 2010 and is attached as Appendix A of this document. The following 10 federal and state endangered and threatened plant and wildlife species have the potential to occur on one or more of the proposed SDMP project sites: large-flowered fiddleneck, Conservancy fairy shrimp, longhorn fairy shrimp, vernal pool fairy shrimp, valley elderberry longhorn beetle, California tiger salamander, California red-legged frog, giant garter snake, Swainson’s hawk, and San Joaquin kit fox. “Take” of one or more of these species could occur during construction of SDMP facilities throughout the project area. Take of individuals of any of these species would constitute a significant impact under CEQA. However, implementation of the following mitigation measures would reduce impacts to these species to less-than-significant levels and fully comply with the San Joaquin Multiple Species Conservation Plan (SJMSCP).

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

Mitigation Measure 4: Pre construction surveys shall be conducted by the Joint Powers Authority (JPA) prior to any project related activities that may impact special status species identified in Table 3 of the SJMSCP. If construction activities would result in impacts to any of these species, the mitigation measures specified for that particular species within the following tables shall be implemented:

**Table 1
Incidental Take Minimization Measures – FESA and CESA Species**

Species	Status	Incidental Take Minimization Measures
Large-flowered fiddleneck (Amsinckia grandiflora)	FE, SE, CNPS 1B.1	Preconstruction surveys will need to be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If large-flowered fiddleneck is found, the SJMSCP requires complete avoidance of plant populations on site in accordance with the identified



Species	Status	Incidental Take Minimization Measures
		measures in Section 5.5.2.1 and 5.5.9(F).
Conservancy fairy shrimp (<i>Branchinecta conservatio</i>)	FE	Delay construction until pools are dry, collect & store soil samples, & conduct preconstruction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Longhorn fairy shrimp (<i>Branchinecta longiantenna</i>)	FE	Delay construction until pools are dry, collect & store soil samples, & conduct preconstruction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT	Delay construction until pools are dry, collect & store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>)	FT	Survey site for presence of elderberry shrubs; if elderberry shrubs present, implement measures in Section 5.2.4.25 of the SJMSCP.
California tiger salamander (<i>Ambystoma californiense</i>)	FT, ST	Project implementation could be delayed due to species lengthy presence/absence surveys at sites indicated. See sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.
California red-legged frog (<i>Rana draytonii</i>)	FT, CSSC	Establish a 300-ft setback around occupied habitat, as described in Section 5.2.4.7 of the SJMSCP.
Swainson's hawk (<i>Buteo swainsoni</i>)	ST	Retention of nest trees or removal of such trees between September 1 and February 15, as detailed in Section 5.2.4.11 of the SJMSCP.
Giant garter snake (<i>Thamnophis gigas</i>)	FT, ST	Full avoidance of giant garter snake known occupied habitat is required. Implement the 9 avoidance & minimization measures detailed in Section 5.2.4.25 of the SJMSCP.
San Joaquin kit fox (<i>Vulpes macrotis mutica</i>)	FE, ST	Preconstruction surveys prior to commencement of ground disturbance for projects located in the Southwest Zone or Southwest/Central transition Zone, as detailed in Section 5.2.4.1 of the SJMSCP.



Table 2
SJMSCP Compensation Ratios

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

Mitigation Measure 5: Incidental take minimization measures shall be completed per the requirements of the SJMSCP, as outlined in Table 1. Implementation of these measures would reduce the potential of take of federal and state endangered and threatened wildlife species to less than significant levels and fully comply with the SJMSCP.

Mitigation Measure 6: Under the SJMSCP, mitigation for loss of habitat of federal and state endangered and threatened plant and wildlife species allows for a fee based approach based on the habitat type that is to be converted from open space uses. The fee structure is as follows:

- A. \$7,195 per acre for Conversion of Multi-Purpose Open Space Lands***
- B. \$14,372 per acre for Conversion of Agricultural Habitat Lands and Natural Lands (except for vernal pools)***
- C. \$81,989 per acre for the wetted surface area of vernal pools and \$541,534 per acre for the upland grasslands surrounding vernal pools. The SJMSCP assumes a 12 percent wetted surface area for vernal pool grasslands.***



The following 23 state species of special concern, state fully protected, and other SJMSCP covered plant and wildlife species have the potential to occur on one or more of the proposed SDMP project sites: slough thistle, diamond-petaled California poppy, showy golden madia, caper-fruited tropidiocarpum, midvalley fairy shrimp, western spadefoot, western pond turtle, San Joaquin coachwhip, coast horned lizard, burrowing owl, Cooper’s hawk, western grebe, tri-colored blackbird, short-eared owl, northern harrier, white-tailed kite, California horned lark, loggerhead shrike, western mastiff bat, western red bat, long-eared myotis, Yuma myotis, and American badger. Injury or mortality of one or more of these species could occur during construction of SDMP facilities throughout the project area. Injury or mortality of significant numbers of individuals of species of special concern, state fully protected, and other SJMSCP covered species would constitute a significant impact under CEQA. However, implementation of Mitigation Measure 4 in addition to the following mitigation measures would reduce impacts to these species to less-than-significant levels and fully comply with the SJMSCP.

Mitigation Measure 7: Incidental take minimization measures shall be completed per the requirements of the SJMSCP, as outlined in Table 3. Implementation of these measures would reduce the potential of injury or mortality of state species of special concern, state fully protected, and other SJMSCP-covered wildlife species to less than significant levels and fully comply with the SJMSCP.

**Table 3
 Incidental Take Minimization Measures – CSSC, State Fully Protected and SJMSCP Covered Species**

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



Name	Status	Incidental Take Minimization Measures
		avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Caper-fruited tropidiocarpum Tropidiocarpum capparideum	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If caper-fruited tropidiocarpum is found, Section 5.2.4.29C of the SJMSCP specifies acquisition or consultation measures required.
Midvalley fairy shrimp (Branchinecta mesoallensis)	SJMSCP	Delay construction until pools are dry, collect & store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Western spadefoot (Spea hammondi)	CSSC	Conduct species surveys in accordance with current Technical Advisory Committee (TAC)-approved protocol, as described in sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.
Western pond turtle (Actinemys marmorata)	CSSC	300-400 ft buffer area required from known nesting sites, as described in Section 5.2.4.10 of the SJMSCP.
San Joaquin coachwhip (whipsnake) (Masticophis flagellum ruddocki)	CSSC	Incidental take measures to be formulated by TAC if discovered on a project site, as described in Section 5.2.4.10 of the SJMSCP.
Coast (California) horned lizard (Phrynosoma blainvillii)	CSSC	Incidental take measures to be formulated by TAC if discovered on a project site, as described in Section 5.2.4.10 of the SJMSCP.
Burrowing owl (Athene cunicularia)	CSSC	Allow growth of vegetation on-site to a height of 36" prior to construction, disk site to prevent colonization by owls, or evict resident owls, if present, as detailed in Section 5.2.4.15 of the SJMSCP.
Cooper's hawk (Accipiter cooperii)	SJMSCP	Establish 100-ft setback from nesting areas, as described in Section 5.2.4.19 of the SJMSCP.
Western grebe (Aechmophorus occidentalis)	SJMSCP	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Tricolored blackbird (Agelaius tricolor)	CSSC	Avoid breeding colonies whenever possible. Otherwise, establish a 500-ft buffer during the nesting season, as described in Section



Name	Status	Incidental Take Minimization Measures
		5.2.4.16 of the SJMSCP.
Short-eared owl (Asio flammeus)	CSSC	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Northern harrier (Circus cyaneus)	CSSC	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
White-tailed kite (Elanus leucurus)	SP	Conduct preconstruction surveys, as described in Section 5.2.4.19 of the SJMSCP.
California horned lark (Eremophila alpestris actia)	SJMSCP	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Loggerhead shrike (Lanius ludovicianus)	CSSC	Establish a 100-ft setback from nesting areas, as described in Section 5.2.4.16 of the SJMSCP.
Western mastiff bat (Eumops perotis californicus)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Western red bat (Lasiurus blossevillii)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Long-eared myotis (Myotis evotis)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Yuma myotis (Myotis yumanensis)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
American badger (Taxidea taxus)	CSSC	Monitor occupied dens and destroy only when burrow is unoccupied; establish a 200-ft buffer around natal dens, as described in Section 5.2.4.26 of the SJMSCP.



The following species are not covered in the SJMSCP; California androsace, big tarplant, round-leaved filaree, Lemmon's jewelflower, Parry's red tarplant, gypsum-loving larkspur, and hogwallow starfish. However, they are tracked by the CNDDDB and CNPS. These species could be directly impacted and killed by construction of the detention basins. Mitigation Measure 6 would reduce the potential impact on these species to a less-than-significant level. If any of the CNPS-listed plant species are found within or directly adjacent to the proposed work area, a species-specific determination of potential significance would be conducted for each plant species by a qualified plant ecologist. If project activities would result in the loss of (a) suitable habitat for less than five percent of the known individual plants of the species documented as occurring within 50 miles of the impact location, if known, or (b) less than five percent of the known populations of the species if the total number of individuals is unknown, then impacts would be deemed less than significant and no further mitigation measures would be required. This impact would be considered less than significant because regional populations would remain abundant following project implementation and the project would not substantially reduce the number or range of these species.

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

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

Mitigation Measure 8: *The SDMP project site shall be surveyed for special status plant species in a year with rainfall totals within the normal range for the area. Surveys shall be floristic in nature and be conducted in accordance with the most current USFWS, CDFG, and CNPS guidelines. Surveys shall cover all areas intended for both development and compensatory mitigation.*

Mitigation Measure 9: *Potentially significant impacts to special status plants shall be avoided to the extent feasible. In consultation with a plant ecologist, the project shall, to the extent feasible, be redesigned, constructed, and operated to reasonably avoid direct and indirect impacts to special status plant populations.*

Mitigation Measure 10: *To compensate for permanent impacts to special-status plant species, habitat that is not already public land shall be preserved and managed in perpetuity at a 1:1 mitigation ratio (one acre preserved for each acre impacted). Impacts could include direct impacts resulting from loss of*



habitat or indirect impacts if a significant population or portion thereof is unable to be avoided. The preserved habitat for significantly impacted plant species shall be of equal or greater habitat quality to the impacted areas in terms of soil features, extent of disturbance, vegetation structure, and dominant species composition, and shall contain verified extant populations of the special-status species impacted. The permanent protection and management of mitigation lands shall be ensured through an appropriate mechanism, such as a conservation easement or fee title purchase. A conservation easement could be held by CDFG or an approved land management entity and shall be recorded within a time frame agreed upon by CDFG.

The proposed SDMP project sites, comprising detention basins and conveyance channels and pipelines, would potentially result in losses of habitat for state species of special concern, state fully protected, other SJMSCP-covered wildlife species, and CNPS listed plant species covered under the SJMSCP. Losses of habitat occupied by any of these species could constitute a significant impact under CEQA. However, implementation of Mitigation Measures 4, 5, 6, 7 and 9 would compensate for losses of habitat of state species of special concern, state fully protected, other SJMSCP-covered wildlife species, and CNPS listed plant species to less-than-significant levels and fully comply with the SJMSCP.

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

All Facilities

The ephemeral drainages located within SDMP project sites DET OFF2, DET LW9, DET LW10, and GP L16 meet the definition of a stream, and may fall under the jurisdiction of CDFG. These features in addition to all canals, ditches and other irrigation features along Road 224 potentially qualify as “waters of the state” and are subject to regulation by the Regional Board. The California Fish and Game Commission maintains a “no net loss” policy related to wetlands. Construction activities that impact areas defined as “wetlands” may be considered significant under CEQA. Mitigation Measure 6 identified above and the following Mitigation Measure 11 would reduce any possible impacts to this habitat to a less-than-significant level.

Mitigation Measure 11: Pre-construction surveys shall be conducted prior to any project related activities that may encroach into regulated habitats or disturb native vegetation to identify significant impacts. If regulated habitats are impacted by project activities planned activities can either avoid these resources or work in conjunction with the regulatory agencies to minimize, mitigate, and permit the activities. A Streambed Alteration Agreement typically can be obtained within 90 days of submittal of a complete application, including a permit fee. Project activities that reduce the cross-sectional area of a stream and/or remove riparian and wetland vegetation require compensatory mitigation and monitoring. Moreover, CDFG agreements for projects in agricultural and native settings frequently include pre-construction surveys and



reporting and construction monitoring to ensure protection of wildlife resources. Activities that result in impacts to waters of the state, may require that the project applicant file a Report of Waste Discharge with the Regional Board.

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

All Facilities

A detailed wetland delineation was not conducted on any of the SDMP project sites. A review of the *United States Fish and Wildlife Service Wetlands Geodatabase* indicated the presence of several potential jurisdictional wetlands near the project area, although none occurred within any of the SDMP project sites that were visited during the reconnaissance survey of the project area. The vernal pool habitat within SDMP project site DET MHW3a is isolated from other waters. The ephemeral drainages located within SDMP project sites DET OFF2, DET LW9, DET LW10, GP L16, and GP L17, are isolated, intermittent watercourses with no obvious hydrologic connection to any navigable or perennial surface water source or tributary. Therefore, neither feature is likely to be subject to the jurisdiction of the USACE under provisions of Section 404 of the Clean Water Act (1972) and Section 10 of the Rivers and Harbors Act (1899). The Delta Mendota Canal and the California Aqueduct may be subject to the jurisdiction of the USACE. However, the project is unlikely to affect these canals, and likely to only affect small lateral canals and ditches excavated in uplands. These lateral canals and ditches are maintained on an annual basis, and are dry for a significant part of the year. Based upon field characteristics encountered in the project area, these lateral canals and ditches do not represent habitats within the regulatory jurisdiction of the USACE. Therefore, project activities are unlikely to affect jurisdictional waters. The following avoidance and mitigation measures shall be implemented to reduce the potential impacts to wetlands to a less-than-significant level.

Mitigation Measure 12: *Section 5.6 of the SJMSCP states that until such time that the Clean Water Act regional general permit or its equivalent is issued for coverage under the SJMSCP, acquisition of a Section 404 permit by project proponents will continue to occur as required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.*

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

All Facilities

The proposed SDMP project sites are sufficiently small and widely dispersed such that that no substantial interference with native wildlife movements or corridors would occur as a result of any individual project. The proposed channel parkways, greenbelt parkways and open channel,



while linear in design, are of relatively short lengths and are designed to facilitate crossing by wildlife.

Projects in which nursery sites could be impacted are addressed in impact discussions associated with take of federal and state endangered and threatened wildlife species and injury or mortality of state species of special concern, state fully protected, and other SJMSCP-covered wildlife species in 4.4 (a), above. Species with the potential to have nursery sites at individual SDMP project sites are identified in Table 3 of the Biotic Resources Report prepared for the project. However, implementation of Mitigation Measures 4 and 5 and would incorporate the implementation of the relevant incidental take minimization measures detailed in the SJMSCP. Implementation of Mitigation Measures 4 and 5 would reduce impacts to nursery sites to less-than-significant levels and fully comply with the SJMSCP.

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

All Facilities

The City of Tracy has a tree ordinance (Tracy Municipal Code [T.M.C.] (Chapter 7.08) that protects “street trees” planted within rights-of-way or planting easements. Any trees that would need to be removed for any improvements proposed as part of the SDMP would be required to adhere to the rules and regulations set forth in Chapter 7.08 of the T.M.C. The proposed SDMP would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, less than significant impacts would occur.

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

All Facilities

The entire project area is located within the jurisdiction of the SJMSCP. The implementation of Mitigation Measures 4 through 12 described above would ensure that any potential impacts to special-status species or habitats, which may be associated with the project, are addressed accordingly to the provisions of the SJMSCP. Therefore this project would not conflict with the provisions of an adopted habitat conservation plan, natural communities conservation plan, or other approved local, regional, or state habitat conservation plan, including the SJMSCP.



V. CULTURAL RESOURCES

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

Would the Project:

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

All Facilities

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damage to or demolition of such resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and through indirect impacts, such as a change in the setting of a historic resource. No facilities are proposed in areas that currently contain known historic resources. However, during construction, unknown and/or undocumented historic resources may be uncovered. With the implementation of Mitigation Measure 13, impacts would be reduced to a level of less than significant.

Mitigation Measure 13: If during ground-disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.



1. *All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the City and a qualified archaeologist to discuss the significance of the find.*
 2. *The archaeologist shall recommend appropriate actions, in cooperation with the City and Contractor.*
 3. *Grading or further ground disturbance shall not resume within the area of the discovery until a determination has been reached by the City as to the appropriate mitigation.*
- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5? Determination: Less Than Significant with Mitigation Incorporated.*

All Facilities

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. The Tracy Planning Area likely contains undiscovered archaeological sites, particularly in undeveloped areas. Construction activities associated with implementation of the proposed SDMP facilities may result in adverse effects on known or currently unknown archaeological sites. Implementation of Mitigation Measure 14 would reduce potential impacts to a level of less than significant.

Mitigation Measure 14: Prior to the issuance of a grading permit for individual projects, an archaeological resource monitoring plan shall be developed by a qualified archaeologist and submitted to the City for review and approval. This plan shall include a grading observation schedule to be maintained when grading occurs on and offsite in upper soils to identify and further evaluate cultural resources that may be discovered in the proposed project area. A qualified archaeologist shall be retained to attend pregrade meetings and to monitor earth moving activities, including clearing, grubbing, cutting, and trenching at the site. The archaeologist shall carefully inspect these areas to assess the potential for significant prehistoric or historic remains. If potential archaeological and historical resources are uncovered, the construction contractor shall cease grading operations in the vicinity of the find until further evaluation is undertaken to assess the discovery. Further subsurface investigation may be needed if the resource is determined unique or important for its prehistoric or historic information.

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

All Facilities

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium-grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient

soils (paleosols). They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion. In contrast, archaeological and historic resources are often recognized by surface evidence of their presence. Construction activities associated with implementation of the proposed SDMP facilities may result in adverse effects on known or currently unknown paleontological resources. Implementation of Mitigation Measure 15 would reduce potential impacts to a level of less than significant.

Mitigation Measure 15: A trained paleontological monitor shall be present during individual project excavation activities greater than 5.0 feet in depth. Excavations below 5.0 feet have a high likelihood of encountering older alluvial wash deposits, which may contain paleontological resources. The monitoring for paleontological resources shall be conducted on a half-time basis, and on a full-time basis during excavation greater than 5.0 feet in depth. If paleontological resources are located during excavation, the monitoring program would change to full-time. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover micro-vertebrate fossils. Processing shall include wet-screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

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

All Facilities

Ground-disturbing activities, such as grading or excavation, have the potential to disturb human remains. If human remains are found, those remains would require proper treatment, in accordance with applicable laws. The Native American Graves Protection and Repatriation Act (NAGPRA) includes provisions for unclaimed and culturally unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on federal and tribal lands, and penalties for noncompliance and illegal trafficking. State of California Public Resources Health and Safety Code Section 7050.5-7055 describes the general provisions regarding human remains, including the requirements if any human remains are accidentally discovered during excavation of a site. As required by state law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the “most likely descendant.” If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlie adjacent remains until the County Coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with federal and state



regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard, would be considered less than significant.

VI. GEOLOGY AND SOILS

GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2004), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Would the Project:

- a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Determination: Less Than Significant Impact.*

All Facilities

The California Geologic Survey does not list the City on its list of cities affected by Alquist Priolo Earthquake Fault Zones. Therefore, the probability of ground surface rupture at the various proposed facility sites is considered remote. Therefore, less than significant impacts would occur.

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

All Facilities

The major active faults that are closest to, but outside of the Tracy Planning Area, have historically been the source of earthquakes felt in Tracy, including the San Andreas, Calaveras, Hayward, and Greenville faults. According to the *General Plan* EIR, data from the State Department of Conservation and the U.S. Geological Survey indicate that there are six faults in the Tracy Planning Area, five of which are located near the edges of the proposed SOI. The Tracy-Stockton fault passes beneath the City in the deep subsurface and is considered inactive. The five other faults are located in the southwestern portion of the Tracy Planning Area: the Black Butte fault, the Midway fault, the San Joaquin fault, the Carnegie/Corral Hollow fault, and the Elk Ravine fault, which is considered inactive. The City has a low to moderate seismic history. However, the City has the potential to experience groundshaking. The impact of groundshaking to proposed facilities caused by seismic activity on nearby faults would be increased as a result of site development. Therefore, to minimize potential damage to the proposed structures caused by groundshaking, all construction would comply with the latest California Building Code standards, as required by the City Municipal Code 9.04.030. Implementation of the California Building Code standards, which include provisions for seismic building designs, would ensure that impacts associated with groundshaking would be less than significant.

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



All Facilities

The northern portion of the City has surficial soils that have low liquefaction potential. However, the underlying soils are relatively clean, water-saturated sands and peats which have higher liquefaction potential. The southern portion of the City is considered to be moderately susceptible to liquefaction due to loose, coarse-grained deposits. The Safety Element of the *General Plan* includes Objective SA-1.1, Policy 1, which requires that geotechnical engineering studies be undertaken for any development in areas where potentially serious geologic risks exist. The implementation of this policy would reduce the potential risk of liquefaction. Any potential impact from liquefaction is, therefore, considered to be less than significant, and no mitigation is required.

iv) Landslides? Determination: Less than Significant.

All Facilities

The landslide risk in Tracy is low in most areas. In the wider Tracy Planning Area, some limited potential for risk exists for grading and construction activities in the foothills and mountain terrain of the upland areas in the southwest. The potential for small scale slope failures along river banks also exists. No SDMP facilities are proposed within these types of areas. Therefore, less than significant impacts would occur.

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

All Facilities

Soil erosion is defined as the detachment and movement of soil particles by the erosive forces of wind or water. The majority of Tracy is on flat land with little risk of erosion. However, there is potential for the loss of topsoil with any development that occurs on hillsides because removal of vegetation can increase erosion. None of the facilities identified in the SDMP are proposed within hillside areas and, therefore, less than significant impacts would occur. Although, some facilities within the Tracy Hills area would be located in hilly areas, these facilities are not a part of the proposed SDMP and would be identified in a separate SDMP that would undergo separate environmental review.

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

All Facilities

Refer to Responses 4.6(a)(ii) through 4.6(a)(iv). Less than significant impacts would occur.

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



All Facilities

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansion is a characteristic of clay type soils such as those found in a large portion of the City. Implementation of Mitigation Measure 16, which requires that a certified geotechnical engineer be retained during construction activities, would ensure that soils are evaluated for expansive potential. Therefore, with implementation of Mitigation Measure 16, impacts would be less than significant.

Mitigation Measure 16: During excavation activities, a certified geotechnical engineer shall be retained by the Project Applicant/future Project Applicants to evaluate subgrade soils for the extent of their expansive potential. For areas found to contain soft, potentially expansive clays, the soil shall be removed (i.e., over excavated) and/or stabilized prior to the placement and compaction of fill. Stabilization techniques include, but are not limited to, the placement of 18 inches of 1/2-inch to 3/4-inch crushed rock over stabilization fabric (such as Mirafi 500X or equivalent), placement of larger, angular stabilization rock (1-inch to 3-inch, clean) and use of chemical treatments such as lime to reduce the soil's expansive potential. In addition, building construction alternatives, such as the use of alternative foundation types (i.e., post-tension, piles, etc.) versus end-bearing foundations, shall be considered and implemented where appropriate. Final techniques shall be: (a) developed by a certified geotechnical engineer or engineering geologist; and (b) reviewed and approved by the City prior to issuance of a grading permit.

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

All Facilities

The proposed Project does not include the use of septic tanks or alternative wastewater disposal systems. The need for wastewater disposal would not be required. Therefore, no impacts would occur in this regard.



VII. GREENHOUSE GAS EMISSIONS

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

Would the Project:

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

All Facilities

As discussed in impact discussion 4.3 (a), above, Regional plans that apply to the proposed SDMP include the SJVAPCD Air Quality Attainment Plans (AQAPs) for Ozone and PM₁₀, which are part of the State Implementation Plan (SIP). The SJVAB is considered a non-attainment area for ozone and respirable particulate matter (PM₁₀ and PM_{2.5}).

The SJVAPCD has adopted its 2002 *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI). GAMAQI defines an analysis methodology, thresholds of significance, and mitigation measures for the assessment of air quality impacts. This methodology was used in the following air quality analysis of the project. It should be noted that the SJVAPCD does not require quantification of construction related emissions.

The proposed SDMP identifies the plans, programs, and policies that would to be implemented in order to ensure that there are adequate stormwater facilities that are capable of accommodating the projected demand and flows of ultimate *General Plan* buildout. A specific buildout schedule for proposed SDMP facilities has not yet been developed, because individual facility development would occur as needed. Construction and implementation of the proposed components of the SDMP would be dependant upon increased stormwater demands in the Tracy Planning Area. Short-term construction emissions would be dependent upon the phasing schedule of subsequent components. As such, impacts associated with individual projects proposed as part of the SDMP are not anticipated to be significant with the implementation of Mitigation Measures 2 and 3 identified above.



Construction activities are a source of fugitive dust (PM₁₀) emissions that may have a substantial, although temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project area. Fugitive dust emissions are associated with land clearing, excavation, cut and fill, and truck travel on unpaved roadways. Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions.

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from Project construction sites, emissions produced on Project sites as the equipment is used, and emissions from trucks transporting materials to and from the sites. Emitted pollutants would include carbon monoxide (CO), reactive organic gasses (ROG), nitrogen dioxide (NO_x), sulfur dioxide (SO_x), and coarse particulate matter (PM₁₀). Standard San Joaquin Valley Air Pollution Control District (SJVAPCD) regulations such as maintaining all construction equipment in proper tune, shutting down equipment when not in use for extended periods of time would be required. Refer to Mitigation Measure 1 identified above.

Temporary construction activities associated with the proposed Project could result in emissions of carbon dioxide (CO₂), nitrous oxide (N₂O), and oxide methane CH₄ emissions as well as their CO₂ equivalent values. Phasing of the various facilities proposed as part of the SDMP would be dependent on development and the need for additional stormwater facilities. It is anticipated that these various facilities would be developed over time. Therefore, it is not anticipated that a cumulative impact would occur that would conflict with applicable greenhouse gas plans, policies, and/or regulations. Less than significant impacts would occur.

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

All Facilities

California Governor Arnold Schwarzenegger issued Executive Order S-3-05 in June 2005, which established the following greenhouse gas emission reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels

Assembly Bill (AB) 32 requires that the California Air Resources Board (CARB) determine what the statewide greenhouse gas emissions level was in 1990, and approve a statewide greenhouse gas emissions limit that is equivalent to that level, to be achieved by 2020. CARB has approved a 2020 emissions limit of 427 metric tons of CO₂ equivalent.

Due to the nature of global climate change, it is not anticipated that any single development Project would have a substantial effect on global climate change. It is difficult to deem a single development as individually responsible for a global temperature increase. In actuality, greenhouse gas emissions from a proposed project would combine with emissions emitted across California, the U.S, and the world to cumulatively contribute to global climate change. Phasing of the various facilities proposed as part of the SDMP would be dependent on development and



the need for additional stormwater facilities. It is anticipated that these various facilities would be developed over time. Therefore, it is not anticipated that a cumulative impact would occur that would conflict with applicable greenhouse gas plans, policies, and/or regulations. Less than significant impacts would occur.

VIII. HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Would the project:

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

All Facilities

Potential short-term impacts from construction of proposed SDMP facilities would involve the transport of debris material from grubbing and clearing agricultural lands and possibly the demolition of structures, which may contain hazardous substances such as fertilizers, pesticides, herbicides, petroleum products, asbestos, and lead that could be harmful if accidentally released during transport. However, this is unlikely, as facilities would be sited on undeveloped land or within existing roadways. In addition, clearing Project sites would be conducted during a relatively short time; thus, the transport of potentially hazardous material would not be “routine.”

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



It is not anticipated that chemicals would be used regularly and, therefore, be routinely transported. Adherence to guidelines discussed above would reduce potential impacts to a level of less than significant.

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

All Facilities

Refer to Response 4.8 (a). Less than significant impacts would occur.

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

All Facilities

Several facilities are proposed within one-quarter mile of schools located throughout the City. However, as stated in Response 4.8 (a), implementation of the proposed facilities would not involve the routine use of hazardous materials and, thus, the potential to emit hazardous materials near schools would be less than significant.

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

All Facilities

The Environmental Protection Agency (EPA) has listed two hazardous waste sites on the Superfund National Priorities List (NPL) within the Tracy Planning Area. One is the Tracy Defense Depot, which is located on the east side of Tracy, on Chrisman Road between Valpico and Schulte Roads. The second one is the Lawrence Livermore National Lab, which is located in the southwest corner of the Tracy Planning Area. Both sites currently have human exposure under control, but have not yet mitigated effects to the groundwater migration. No proposed facilities would be located within these two sites. Therefore, no impacts would occur in this regard.

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

All Facilities

The Tracy Municipal Airport (TMA) is a general aviation airport owned by the City and managed by the Parks and Community Services Department. It is located in the southern portion of the City. Several detention basins and pipelines are proposed within two miles of the TMA. However, due to the passive nature of proposed uses associated with the SDMP facilities, no impacts would occur with regard to safety hazards and airport use.



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

All Facilities

There are no private airstrips located within the Tracy Planning Area. Therefore, no impacts would occur.

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

All Facilities

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

Mitigation Measure 17: Traffic Management Plan (TMP) shall be prepared and implemented to the satisfaction of the City of Tracy where construction would affect roadways. The TMP shall include, but not limited to, the following measures:

- ***Limit construction to one side of the road or out of the roadbed where possible.***
 - ***Provision of continued access to commercial and residential properties adjacent to construction sites.***
 - ***Provide alternate bicycle routes where existing bicycle routes are disrupted by construction activities.***
 - ***Submit a truck routing plan, for approval by the City of Tracy in order to minimize impacts from truck traffic during material delivery and disposal.***
 - ***Where construction is proposed for two-lane roadways, confine construction to one half of the pavement width. Establish one lane of traffic on the other half of the roadway using appropriate construction signage and flagmen, or submit a detour plan for approval by the City Traffic Engineer.***
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Determination: Less than Significant Impact With Mitigation Incorporated.



All Facilities

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

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

IX. HYDROLOGY AND WATER QUALITY

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



drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Would the Project:

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

All Facilities

Water quality impacts from short-term construction operations could consist of the discharge of pollutants such as sediment from grading operations, oil and grease from equipment, trash from worker and construction activities, nutrients from fertilizers, heavy metals, pathogens, and other substances. Discharge of these pollutants into waters of the U.S. is regulated by the State Water Resources Control Board (SWRCB). Due to the nature of the proposed facilities, no long term operational impacts are anticipated.



The SWRCB has adopted General Permit No. CAS000002- *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity* (General Permit) for California that applies to most construction-related storm water discharges within California. The General Permit requires that projects disturbing greater than one acre develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that specifies Best Management Practices (BMPs) to prevent all construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving offsite into receiving waters. The projects would be subject to the provisions of the General Permit, and would be required to submit a SWPPP to the SWRCB, Central Valley Region (Regional Board); therefore, short-term construction operations would have a less than significant impact on water quality standards or discharge requirements.

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

All Facilities

The proposed SDMP is intended to be utilized as a guideline document for the identification of storm drainage facilities needed to serve future land development projects under the buildout condition for the City's SOI. The proposed SDMP also includes storm drainage facility upgrades needed to correct existing deficiencies, as well as serve as a reference document for existing storm drainage facilities and their functional characteristics. Several SDMP facilities, working in conjunction with onsite facilities constructed with new development in conformance with the City's SWQC Manual would also facilitate a degree of groundwater recharge, resulting in a beneficial impact. Therefore, implementation of the SDMP would not deplete groundwater supplies or interfere with groundwater recharge and may have a beneficial impact on groundwater recharge.

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

All Facilities

Any site development or construction of new facilities has the potential to alter existing drainage patterns, primarily due to runoff from construction activities, increase in impervious surfaces, and vegetation removal. For example, proposed facilities may disturb existing creeks or drainages by grading, trenching or earth-moving activities. Implementation of Mitigation Measure 19 would require minimization of time periods in which natural drainages are disturbed. Also, erosion and siltation would be controlled via SDMP detention basins and onsite facilities constructed with new development in conformance with the City's SWQC Manual. Therefore, with the implementation of Mitigation Measure 19, impacts would be less than significant.



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

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

All Facilities

Refer to Response 4.9(c).

Also, new development would increase the rate and amount of surface runoff. However, these increases would be mitigated by proposed SDMP facilities, including detention basins and other facilities, and by implementation of requirements for new development onsite facilities as cited in the City's SWQC Manual, resulting in a less than significant impact.

Less than significant impacts would occur with implementation of Mitigation Measures 19 and 20.

Mitigation Measure 20: *Prior to the issuance of grading permits, new development shall be required demonstrate to the satisfaction of the City Engineer that it has incorporated storm drainage facilities that conform to the SDMP and the City's SWQC Manual or that it has incorporated temporary retention facilities when downstream SDMP facilities are not constructed or operational.*

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

All Facilities

The purpose of the proposed SDMP is to provide improved storm drain facilities to adequately handle sources of runoff throughout the City. Therefore, less than significant impacts would occur within implementation of the SDMP and Mitigation Measure 20.

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

All Facilities

Refer to Responses 4.9 (a through e) above.



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

All Facilities

The Project does not include the construction of housing. Therefore, no impacts would occur in this regard.

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

All Facilities

The majority of the Tracy Planning Area is located outside of a 100-year flood zone. However, portions of the northern planning area are located within a 100-year flood zone. The purpose of the proposed SDMP is to provide storm drain facilities to adequately handle sources of stormwater runoff throughout the City, including 100-year flood areas. Therefore, less than significant impacts would occur within implementation of the SDMP.

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

All Facilities

Some areas in the northern portion of the Tracy Planning Area have the potential to be affected by dam failure inundation. Potential dam failures could occur at the San Luis Reservoir, New Melones and New Exchequer dams. The majority of proposed facilities are not located within the vicinity of a dam or a dam inundation area. In addition, while portions of San Joaquin County could be subject to flooding due to seiches resulting in levee failure, the City is not in close proximity to the areas most likely to be affected. Implementation of the proposed SDMP would not expose people or structures to risks associated with flooding caused by the failure of a dam or levee; therefore impacts would be less than significant.

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

All Facilities

Refer to Response 4.9 (i). Less than significant impacts would occur.



X. LAND USE AND RELEVANT PLANNING

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

Would the Project:

a) *Physically divide an established community?* Determination: No Impact.

All Facilities

An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. Numerous land uses exist within the Project area, primarily public, residential, agricultural, and open space. The proposed facilities would consist of the installation of buried water pipelines within and adjacent to existing improved and unimproved roadway rights-of-way, which would not have any impact on General Plan designations, Zoning classifications, or the physical arrangement of an established community. New pump stations, detention basins, open channels, and lift stations are proposed throughout the Project area but would not result in significant impacts to established communities, as they are proposed in large areas of open space. Therefore, no impacts would occur in this regard.

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



All Facilities

As part of the *General Plan Update*, the City capitalized on the updated information made available to analyze their infrastructure demand and capacity to ensure that their facilities could accommodate the anticipated regional growth. Typically, the buildout horizon for a General Plan is approximately 20 years, while an infrastructure Master Plan typically has a life-span of approximately 5 to 10 years. With this in mind, the proposed SDMP is based on the most current information available for the Project area, and the analysis conducted provides adequate resources to accommodate this growth through anticipated buildout.

Based on this, impacts associated with potential conflict with any land use policy, plan, or regulation is considered less than significant.

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

Refer to Response 4.4 (f) above. Less than significant impacts would occur.

XI. MINERAL RESOURCES

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

Would the Project:

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Determination: No Impact.*

All Facilities

No facilities proposed as part of the SDMP would be located in areas designated as Aggregate in the *General Plan*. Therefore, no impacts would occur.



b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? Determination: No Impact.*

All Facilities

Refer to Response 4.11 (a), above. No impacts are anticipated.

XII. NOISE

NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Would the Project result in:

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

All Facilities

Construction and implementation of the proposed facilities identified in the SDMP would be dependant upon increased stormwater demands in the Tracy Planning Area. Short-term construction noise would be dependent upon the phasing schedule of subsequent components. However, it is anticipated that future construction impacts associated with the SDMP would result in similar construction noise impacts.

Construction activities generally have a short and temporary duration, lasting from a few days to a period of several months. Ground-borne noise and other types of construction-related noise impacts would typically occur during the initial site preparation, which can create the highest levels of noise but is also generally the shortest of all construction phases. High ground-borne noise levels and other miscellaneous noise levels can be created by the operation of heavy-duty trucks, backhoes, bulldozers, excavators, front-end loaders, compactors, scrapers, and other heavy-duty construction equipment. Table 4, *Maximum Noise Levels Generated By Construction Equipment*, indicates the anticipated equipment noise levels during the construction period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Table 4
Maximum Noise Levels Generated By Typical Construction Equipment

Type of Equipment	Sound Levels at Maximum Engine Power with Mufflers at Indicated Distance (dBA)			
	25 Feet	50 Feet	100 Feet	200 Feet
Air Compressor	87	81	75	69
Backhoe	91	85	79	73
Concrete Mixer	91	85	79	73
Crane, Mobile	89	83	77	71
Dozer	86	80	74	68
Grader	91	85	79	73
Jack Hammer	94	88	82	76
Loader	85	79	73	67
Pneumatic Tool	91	85	79	73
Pump	82	76	70	64
Roller	80	74	68	62
Saw	84	78	72	66



Type of Equipment	Sound Levels at Maximum Engine Power with Mufflers at Indicated Distance (dBA)			
	25 Feet	50 Feet	100 Feet	200 Feet
Scraper	94	88	82	76
Truck	97	91	85	79
Impact Pile Driver (peak)	107	101	95	89
Note: Assumes a drop-off rate of 6-dB per doubling of distance, which is appropriate for use in characterizing point-source (such as construction equipment) sound attenuation over a hard surface propagation path.				
Source: EPA, Bolt, Beranek, and Newman, <i>Noise Control for Buildings and Manufacturing Plants</i> , 1987.				

A reasonable worst-case assumption is that the three loudest pieces of equipment would operate simultaneously and continuously over at least one hour within a focused area of 15 yards of each other. The combined sound level of three of the loudest pieces of equipment (scraper, backhoe, and heavy truck) is 93 dBA measured at 50 feet from the noise source. Table 5, *Estimated Construction Noise in the Project Area*, which assumes this combined source level, summarizes predicted noise levels at various distances from an active construction site. These estimations of noise levels take into account distance to receptor attenuation, attenuation from molecular absorption, and anomalous excess attenuation. Construction noise would be most noticeable during the initial months of site-intensive grading. The primary sources of acoustical disturbance would be random incidents, which would last less than one minute, such as dropping large pieces of equipment or the hydraulic movement of machinery lifts.

Table 5
Estimated Construction Noise in the Project Area

Distance Attenuation	
Distance to Receptor (Feet)	Sound Level at Receptor (dBA)
50	93
100	87
200	81
400	74
600	70
800	68
1,000	65
1,500	61
The following assumptions were utilized: Basic sound level drop-off rate: 6.0 dB per doubling distance Molecular absorption coefficient: 0.7 dB per 1,000 feet Analogous excess attenuation: 1.0 dB per 1,000 feet Reference sound level: 93 dBA Distance for reference sound level: 50 feet Simultaneous operation of 1 scraper, 1 heavy truck, and 1 backhoe	



Many proposed facilities are located adjacent to urbanized areas that contain sensitive receptors. Sensitive receptors may be located within the vicinity of the proposed SDMP facilities and construction activities may be located adjacent to sensitive receptors, including schools, hospitals, and residential areas. However, construction activities would be performed in accordance with the guidelines set forth in the City Noise Ordinances to minimize construction noise impacts, as specified in Mitigation Measure 21. Speech interference is an indicator of impact on typical daytime and evening activities. A speech interference criterion, in the context of impact duration and time of day, is used to identify substantial increases in noise from temporary construction activities. Noise peaks generated by construction equipment could result in speech interference in adjacent buildings if the noise level in the interior of the building exceeds 45 to 60 dBA. A typical building can reduce noise levels by 20 dBA with the windows closed. This noise reduction could be maintained only on a temporary basis in some cases, since it assumes windows must remain closed at all times. Assuming a 20-dBA reduction with the windows closed, an exterior noise level of 70 dBA (Leq) at receptors would maintain an acceptable interior noise environment of 50 dBA. To further minimize any extraneous construction noise impacts on adjacent sensitive land uses, the developers of the proposed facilities would be required to install noise attenuating buffers near residential areas, place mufflers on equipment engines, and orient stationary sources to direct noise away from sensitive uses; refer to Mitigation Measure 21.

Operational noise associated with the proposed SDMP facilities would mainly consist of stationary noises, as the SDMP facilities are not traffic-generating uses, with the exception of occasional maintenance-related traffic. Thus, significant traffic related noise impacts would not occur. Additionally, all facilities would be constructed according to industry standards and according to the City Noise Ordinance requirements, which would ensure that any operational noise impacts would not be excessive or significant. Excessive construction-related noise levels generally would occur in the daytime hours only, as the City of Tracy Municipal Code prohibits construction or repair work between the hours of 10:00 PM and 7:00 AM. Additionally, implementation of Mitigation Measure 21 (i.e., engine muffling, placement of construction equipment, and strategic stockpiling and staging of construction vehicles), and compliance with the City of Tracy Municipal Code requirements, would reduce construction related noise exposure to less than significant noise levels.

Mitigation Measure 21: Prior to the issuance of grading permits and to the satisfaction of the City of Tracy, Project Applicants shall be required to implement feasible noise control measures to reduce daytime construction noise levels to meet the daytime speech interference criterion of 70-dBA for projects located within 500 feet of any noise-sensitive receptors (e.g., residences, schools, childcare canters, churches, hospitals, and nursing homes). Such control measures could include any of the following, as appropriate:

- ***To the extent possible, all mechanical equipment shall be oriented away from the nearest noise sensitive receptors; and***
- ***All mechanical equipment shall be screened and enclosed to minimize noise.***



- *Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.*
 - *All residential units located within 1,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.*
 - *A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within one-quarter mile of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.*
 - *Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.*
 - *During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.*
 - *Operation of equipment requiring use of back-up beepers shall be avoided near sensitive receptors to the extent feasible during nighttime hours (10:00 PM to 7:00 AM).*
 - *If impact equipment (e.g., jack hammers, pavement breakers, and rock drills) is used during construction, hydraulically or electric-powered equipment shall be used wherever feasible to avoid the noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used (a muffler can lower noise levels from the exhaust by up to about 10 dBA).*
- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Determination: Less Than Significant Impact with Mitigation Incorporated.*



Refer to Response 4.12 (a), above. Similar to temporary noise impacts, groundborne vibration would occur during the grading and construction, and would expose adjacent uses to increased noise/vibration levels. With the implementation of Mitigation Measure 21 would reduce potential impacts to a level of less than significant.

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

All Facilities

Operational noise associated with the proposed SDMP facilities would mainly consist of stationary noises (including the pumping facilities, which would be enclosed), as the SDMP facilities would not be traffic-generating uses, with the exception of the occasional maintenance-related traffic. This noise is anticipated to be minimal and infrequent. Therefore, less than significant impacts would occur.

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

All Facilities

Refer to Response 4.12 (a), above. Less than significant impacts would occur with the implementation of Measure 21 listed above.

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

All Facilities

The Tracy Municipal Airport (TMA) is a general aviation airport owned by the City and managed by the Parks and Community Services Department. It is located in the southern portion of the City. The Project proposes new storm drainage facilities and improvements to existing storm drainage facilities, and, therefore, would not include development that would expose people to excessive noise levels. Less than significant impacts would occur.

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

All Facilities

No facilities are proposed within the vicinity of a private airstrip. No impacts would occur in this regard.



XIII. POPULATION AND HOUSING

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

Would the Project:

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

All Facilities

Proposed SDMP facilities would serve existing and planned development consistent with the City *General Plan*. Therefore, a less than significant impact to population and housing would occur.

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

All Facilities

Proposed facilities would be located within vacant land and/or existing rights-of-way, and, therefore, would not displace existing housing. No impacts would occur.

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

All Facilities

Refer to Response 4.13 (b), above. No impacts would occur in this regard.



XIV. PUBLIC SERVICES

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

Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

All Facilities

Implementation of the proposed Project could delay Fire Department response times during pipeline construction within roadways. Similarly, Fire Department response time could be impacted due to roadblocks, construction delays, and detours of the various facilities. However, with implementation of detour plans and coordination with the Tracy Fire Department, prior to construction as identified in Mitigation Measure 22, impacts to fire services would be less than significant.



Long-term operational impacts include the need for fire protection services of additional facilities. However, these impacts would be minimal and are considered less than significant.

Mitigation Measure 22: *Prior to construction of individual facilities, the City shall coordinate with the Fire Department and other affected fire protection services in surrounding jurisdictions to review construction detour plans. Specifically, the following shall occur:*

- *Emergency vehicle access to structures and fire hydrants in the project area shall be maintained*
- *A prior notice of at least 24 hours in advance of an impact even such as a road closure or disruption of water service shall be given to the appropriate authorities*
- *Traffic control measures, such as the use of flagmen, shall be used, if deemed necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response*

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

All Facilities

Implementation of the proposed Project could delay Police Department response times during pipeline construction within roadways. Similarly, Police Department response time could be impacted due to roadblocks, construction delays, and detours of the various facilities. However, with implementation of detour plans and coordination with the Tracy Police Department prior to construction as identified in Mitigation Measure 23, impacts to police services would be mitigated to a less than significant level.

Long-term operational impacts include the need for police protection services of additional facilities. However, these impacts would be minimal and are considered less than significant.

Mitigation Measure 23: *Prior to construction of individual facilities, the City shall coordinate with the Tracy Police Department to review construction detour plans. Specifically, the following shall occur:*

- *A prior notice of at least 24 hours in advance of an impact event such as a road closure or disruption of water service shall be given to the appropriate authorities*
- *Prior to construction, the Tracy Police Department and California Highway Patrol shall be notified of all roadway areas, which will be obstructed to allow them to efficiently respond to any emergencies*
- *Traffic control measures, such as the use of flagmen, shall be used, if necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response*



3) *Schools? Determination: No Impact.*

All Facilities

The proposed facilities would not generate students either directly or indirectly and would, therefore, not create significant impacts to school services.

4) *Parks? Determination: No Impact.*

All Facilities

The proposed facilities would not generate residents either directly or indirectly and would, therefore, not create significant impacts to parks.

5) *Other public facilities? Determination: No Impact.*

All Facilities

The proposed facilities would not generate residents either directly or indirectly and would, therefore, not create significant impacts to other public facilities.

XV. RECREATION

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

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

a) *Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Determination: No Impact.*

All Facilities

The proposed facilities would not generate residents either directly or indirectly and would, therefore, not create significant impacts to parks.



b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?*
Determination: No Impact.

All Facilities

The proposed facilities would not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impact would occur in this regard.

XVI. TRANSPORTATION/TRAFFIC

TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Would the Project:

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

All Facilities

Construction and operation of the proposed facilities would generate minimal traffic, and, therefore, would not affect levels of service of intersections, streets, highways, freeways, or alternative transportation modes. Less than significant impacts would occur in this regard.

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

All Facilities

Refer to Response 4.16 (a), above. Less than significant impacts would occur.

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? Determination: No Impact.*

All Facilities

The Tracy Municipal Airport (TMA) is a general aviation airport owned by the City and managed by the Parks and Community Services Department. It is located in the southern portion of the City. Due to the nature of the proposed facilities, the Project would not result in a change in air traffic patterns. No impact would occur.

d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Determination: No Impact.*

All Facilities

Due to the nature and scope of the proposed Projects, Project implementation would not have the capacity to increase hazards due to a design feature or incompatible uses. The vast majority of



proposed facilities would be underground pipelines and would not affect roadway operations. Therefore, no impacts would occur.

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

All Facilities

Implementation of the proposed Project could delay emergency response times during pipeline construction within roadways. Similarly, emergency response time could be impacted due to roadblocks, construction delays, and detours of the various facilities. However, with implementation of detour plans and coordination with the Tracy Fire and Police Departments prior to construction as identified in Mitigation Measures 22 and 23 above, impacts associated with inadequate emergency access would less than significant.

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

All Facilities

The proposed SDMP is intended to be utilized as a guideline document for the identification of storm drainage facilities needed to serve future land development Projects under the buildout condition for the City’s SOI. The proposed SDMP also includes storm drainage facility upgrades needed to correct existing deficiencies, as well as serve as a reference document for existing storm drainage facilities and their functional characteristics. Therefore, implementation of the SDMP would not conflict with adopted policies, plans, or programs supporting alternative transportation. Recreational uses would be provided within greenbelt parkways, which would include landscaping and aesthetic treatments, as well as the possibility for bike trails and/or walking trails.

XVII. UTILITIES AND SERVICE SYSTEMS

UTILITIES AND SERVICE SYSTEMS B Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

City of Tracy
Citywide Storm Drainage Master Plan



c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Would the Project:

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

All Facilities

Refer to Response 4.9 (a), above. Less than significant impacts would occur.

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Determination: No Impact.*

All Facilities

The does not propose the construction of new water or wastewater facilities nor would it require such facilities. Thus, no impact would occur in this regard.

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



All Facilities

The Project proposes improvements to existing storm drainage facilities as well as new facilities within the Project area. New facilities proposed would be installed within existing or proposed rights-of-way or drainage easements. Storm drainage capacity would be verified during design as applicable and temporary retention facilities may be utilized until such time as adequate downstream storm drainage facilities are constructed and operational. Some of the new facilities will be located in previously undisturbed areas, and would result in new impervious areas that would generate new storm drainage flows. However, construction of many of the new facilities would occur concurrently with other urban development; thus, installation of those storm drainage facilities would occur in conjunction with the installation of storm drainage facilities for the development. This Initial Study has been prepared to document the potential environmental effects that might result from future storm drainage facilities identified in the proposed SDMP. Mitigation measures are identified throughout this document to minimize impacts associated with implementation of these facilities to a less than significant level.

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

All Facilities

The proposed Project would not require water supplies. No impact would occur.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Determination: No Impact.*

All Facilities

The proposed Project would not require wastewater treatment. No impact would occur.

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

All Facilities

Construction debris from pipeline trenching and site preparation of the various facilities would generate solid waste that would need to be properly disposed of in the appropriate landfill. The generation of additional construction-related waste would only be temporary and would cease upon completion of the proposed Project. Road detours due to pipeline installation may temporarily require re-routing of solid waste collection vehicles. However, affected roadways would still remain open during construction. Solid waste generation during operation of the proposed facilities is anticipated to be minimal, and would not result in a significant increase in waste for disposal in area landfills. Proposed Projects would be required to be in compliance with adopted programs and federal, state, and local regulations pertaining to solid waste. Therefore, less than significant impacts would occur.

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



All Facilities

Refer to Response 4.17 (g), above. Less than significant impacts would occur.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- a). *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important*



examples of the major periods of California history or prehistory? Determination: Less Than Significant Impact with Mitigation Incorporated.

All Facilities

As stated in various sections of this Initial Study, the proposed Project has the potential to result in significant impacts on the environment. However, with the implementation of mitigation measures identified throughout this document, impacts would be reduced to a level of less than significant.

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

All Facilities

Phasing of the various facilities proposed as part of the SDMP would be dependent on development and the need for additional stormwater facilities. It is anticipated that these various facilities would be developed over time. Therefore, it is not anticipated that a cumulative impact would occur that would create significant and unavoidable impacts. Adherence to the mitigation measures identified throughout this document would reduce potential short term and long term impacts to a level of less than significant.

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

All Facilities

As stated in various sections of this Initial Study, the proposed Project has the potential to result in significant impacts on the environment. However, with the implementation of mitigation measures identified throughout this document, impacts would be reduced to a level of less than significant.



DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature: _____

Date: _____

Printed Name: William Dean
Assistant Director of Development and Engineering Services
For: City of Tracy
Development and Engineering Services Department
Planning Division



REFERENCES

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

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

California Environmental Quality Act (CEQA) Guidelines, 2012.

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

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

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

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

MITIGATED NEGATIVE DECLARATION

**CITY OF TRACY
CITYWIDE STORM DRAINAGE
MASTER PLAN**

LEAD AGENCY:

CITY OF TRACY

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

November 2012





PROJECT TITLE

City of Tracy Citywide Storm Drainage Master Plan

LEAD AGENCY NAME AND ADDRESS

City of Tracy
Department of Development and Engineering Services
333 Civic Center Drive
Tracy, CA 95376

CONTACT PERSON AND PHONE NUMBER

William Dean, Assistant Director, Development and Engineering Services Department
(209) 831-6000

PROJECT LOCATION

The proposed Citywide Storm Drainage Master Plan includes improvements located throughout the City boundaries as well as the City's Sphere of Influence (SOI) boundaries.

ASSESSOR'S PARCEL NUMBERS

Not applicable

PROJECT DESCRIPTION

The proposed Citywide Storm Drainage Master Plan (SDMP) is intended to be utilized as a guideline document for the identification of storm drainage facilities needed to serve future land development projects under the buildout condition for the City of Tracy's Sphere of Influence (SOI) and storm drainage facility upgrades needed to correct existing deficiencies, as well as serving as a reference document for existing storm drainage facilities and their functional characteristics. The SDMP is on file with the City of Tracy and can be reviewed both online and/or by request to the City of Tracy Development and Engineering Services Department, which is located at 333 Civic Center Drive, Tracy, CA 95376.

INITIAL STUDY

An Initial Study of this project was undertaken and prepared for the purpose of ascertaining whether this project might have a significant effect on the environment. A copy of this study is attached.



FINDINGS AND REASONS

The Initial Study identified potentially significant effects on the environment. However, this Project has been mitigated (see Mitigation Measures below which avoid or mitigate the effects) to a point where no significant effects would occur. On the basis of the whole record, there is no substantial evidence the project would have a significant effect on the environment. The following reasons support these findings:

- The proposed SDMP identifies storm drainage infrastructure required to accommodate buildout of the City of Tracy General Plan and is a necessary component for implementing the Tracy General Plan.
- Identified adverse impacts are proposed to be mitigated on-site and a mitigation monitoring and reporting program have been prepared.
- The proposed Project is consistent with the adopted goals and policies of the Tracy General Plan.
- City staff independently reviewed the Initial Study, and this Negative Declaration reflects the independent judgment of the City of Tracy.
- With the application of the following Mitigation Measures the proposed Project would not have any significant impacts on the environment.
- The Tracy Planning Division is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based.

Agriculture Resources

Mitigation Measure 1: Prior to issuance of grading permits for any new water supply or wastewater infrastructure projects proposed on agricultural land, the City shall pay the appropriate Agricultural Mitigation Fee, in accordance with Chapter 13.28 of the Tracy Municipal Code.

Air Quality

Mitigation Measure 2: Prior to the issuance of grading permits future Applicants for individual projects shall submit a construction emission plan to the City of Tracy that demonstrates how construction activities would comply with the following emissions control measures:

- Properly and routinely maintain all construction equipment, as recommended by manufacturer's manuals, to control exhaust emissions.
- Shut down equipment when not in use for extended periods of time, to reduce exhaust emissions associated with idling engines.
- Encourage ride-sharing and use of transit transportation for construction employees commuting to the individual sites.



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

Mitigation Measure 3: Prior to issuance of building permits, Project Applicants shall demonstrate compliance with SJVAPCD Rule 9510. Compliance will include payment of fees to reduce indirect pollutant sources.

Biological Resources

Mitigation Measure 4: Pre construction surveys shall be conducted by the Joint Powers Authority (JPA) prior to any project related activities that may impact special status species identified in Table 3 of the SJMSCP. If construction activities would result in impacts to any of these species, the mitigation measures specified for that particular species within the following tables shall be implemented:



Table 1
Incidental Take Minimization Measures – FESA and CESA Species

Species	Status	Incidental Take Minimization Measures
Large-flowered fiddleneck (Amsinckia grandiflora)	FE, SE, CNPS 1B.1	Preconstruction surveys will need to be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If large-flowered fiddleneck is found, the SJMSCP requires complete avoidance of plant populations on site in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Conservancy fairy shrimp (Branchinecta conservatio)	FE	Delay construction until pools are dry, collect & store soil samples, & conduct preconstruction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Longhorn fairy shrimp (Branchinecta longiantenna)	FE	Delay construction until pools are dry, collect & store soil samples, & conduct preconstruction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Vernal pool fairy shrimp (Branchinecta lynchi)	FT	Delay construction until pools are dry, collect & store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Valley elderberry longhorn beetle (Desmocerus californicus dimorphus)	FT	Survey site for presence of elderberry shrubs; if elderberry shrubs present, implement measures in Section 5.2.4.25 of the SJMSCP.
California tiger salamander (Ambystoma californiense)	FT, ST	Project implementation could be delayed due to species lengthy presence/absence surveys at sites indicated. See sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.
California red-legged frog (Rana draytonii)	FT, CSSC	Establish a 300-ft setback around occupied habitat, as described in Section 5.2.4.7 of the SJMSCP.
Swainson's hawk (Buteo swainsoni)	ST	Retention of nest trees or removal of such trees between September 1 and February 15, as detailed in Section 5.2.4.11 of the SJMSCP.
Giant garter snake (Thamnophis gigas)	FT, ST	Full avoidance of giant garter snake known occupied habitat is required. Implement the 9 avoidance & minimization measures detailed in Section 5.2.4.25 of the SJMSCP.
San Joaquin kit fox (Vulpes macrotis mutica)	FE, ST	Preconstruction surveys prior to commencement of ground disturbance for projects located in the Southwest Zone or Southwest/Central transition Zone, as detailed in Section 5.2.4.1 of the SJMSCP.



Table 2
SJMSCP Compensation Ratios

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

Mitigation Measure 5: Incidental take minimization measures shall be completed per the requirements of the SJMSCP, as outlined in Table 1. Implementation of these measures would reduce the potential of take of federal and state endangered and threatened wildlife species to less than significant levels and fully comply with the SJMSCP.

Mitigation Measure 6: Under the SJMSCP, mitigation for loss of habitat of federal and state endangered and threatened plant and wildlife species allows for a fee based approach based on the habitat type that is to be converted from open space uses. The fee structure is as follows:

- A. \$7,195 per acre for Conversion of Multi-Purpose Open Space Lands
- B. \$14,372 per acre for Conversion of Agricultural Habitat Lands and Natural Lands (except for vernal pools)
- C. \$81,989 per acre for the wetted surface area of vernal pools and \$541,534 per acre for the upland grasslands surrounding vernal pools. The SJMSCP assumes a 12 percent wetted surface area for vernal pool grasslands.

Mitigation Measure 7: Incidental take minimization measures shall be completed per the



requirements of the SJMSCP, as outlined in Table 3. Implementation of these measures would reduce the potential of injury or mortality of state species of special concern, state fully protected, and other SJMSCP-covered wildlife species to less than significant levels and fully comply with the SJMSCP.

**Table 3
 Incidental Take Minimization Measures – CSSC, State Fully
 Protected and SJMSCP Covered Species**

Name	Status	Incidental Take Minimization Measures
Slough thistle <i>Cirsium crassicaule</i>	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If slough thistle is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Diamond-petaled California poppy <i>Eschscholzia rhombipetala</i>	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If diamond-petaled California poppy is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Showy golden madia <i>Madia radiata</i>	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If showy golden madia is found, complete avoidance of plant populations on site is required in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Caper-fruited tropidiocarpum <i>Tropidiocarpum capparideum</i>	CNPS 1B.1	Preconstruction surveys shall be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If caper-fruited tropidiocarpum is found, Section 5.2.4.29C of the SJMSCP specifies acquisition or consultation measures required.
Midvalley fairy shrimp (<i>Branchinecta mesoallensis</i>)	SJMSCP	Delay construction until pools are dry, collect & store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Western spadefoot (<i>Spea hammondi</i>)	CSSC	Conduct species surveys in accordance with current Technical Advisory Committee (TAC)-approved protocol, as described in



Name	Status	Incidental Take Minimization Measures
		sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.
Western pond turtle (<i>Actinemys marmorata</i>)	CSSC	300-400 ft buffer area required from known nesting sites, as described in Section 5.2.4.10 of the SJMSCP.
San Joaquin coachwhip (whipsnake) (<i>Masticophis flagellum ruddocki</i>)	CSSC	Incidental take measures to be formulated by TAC if discovered on a project site, as described in Section 5.2.4.10 of the SJMSCP.
Coast (California) horned lizard (<i>Phrynosoma blainvillii</i>)	CSSC	Incidental take measures to be formulated by TAC if discovered on a project site, as described in Section 5.2.4.10 of the SJMSCP.
Burrowing owl (<i>Athene cunicularia</i>)	CSSC	Allow growth of vegetation on-site to a height of 36" prior to construction, disk site to prevent colonization by owls, or evict resident owls, if present, as detailed in Section 5.2.4.15 of the SJMSCP.
Cooper's hawk (<i>Accipiter cooperii</i>)	SJMSCP	Establish 100-ft setback from nesting areas, as described in Section 5.2.4.19 of the SJMSCP.
Western grebe (<i>Aechmophorus occidentalis</i>)	SJMSCP	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Tricolored blackbird (<i>Agelaius tricolor</i>)	CSSC	Avoid breeding colonies whenever possible. Otherwise, establish a 500-ft buffer during the nesting season, as described in Section 5.2.4.16 of the SJMSCP.
Short-eared owl (<i>Asio flammeus</i>)	CSSC	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Northern harrier (<i>Circus cyaneus</i>)	CSSC	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
White-tailed kite (<i>Elanus leucurus</i>)	SP	Conduct preconstruction surveys, as described in Section 5.2.4.19 of the SJMSCP.
California horned lark (<i>Eremophila alpestris actia</i>)	SJMSCP	Establish a 500-ft setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.



Name	Status	Incidental Take Minimization Measures
Loggerhead shrike (Lanius ludovicianus)	CSSC	Establish a 100-ft setback from nesting areas, as described in Section 5.2.4.16 of the SJMSCP.
Western mastiff bat (Eumops perotis californicus)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Western red bat (Lasiurus blossevillii)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Long-eared myotis (Myotis evotis)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Yuma myotis (Myotis yumanensis)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
American badger (Taxidea taxus)	CSSC	Monitor occupied dens and destroy only when burrow is unoccupied; establish a 200-ft buffer around natal dens, as described in Section 5.2.4.26 of the SJMSCP.

Mitigation Measure 8: The SDMP project site shall be surveyed for special status plant species in a year with rainfall totals within the normal range for the area. Surveys shall be floristic in nature and be conducted in accordance with the most current USFWS, CDFG, and CNPS guidelines. Surveys shall cover all areas intended for both development and compensatory mitigation.

Mitigation Measure 9: Potentially significant impacts to special status plants shall be avoided to the extent feasible. In consultation with a plant ecologist, the project shall, to the extent feasible, be redesigned, constructed, and operated to reasonably avoid direct and indirect impacts to special status plant populations.

Mitigation Measure 10: To compensate for permanent impacts to special-status plant species, habitat that is not already public land shall be preserved and managed in perpetuity at a 1:1 mitigation ratio (one acre preserved for each acre impacted). Impacts could include direct impacts resulting from loss of habitat or indirect impacts if a significant population or portion thereof is unable to be avoided. The preserved habitat for significantly impacted plant species shall be of equal or greater habitat quality to the impacted areas in terms of soil features, extent of disturbance, vegetation structure, and dominant species composition, and shall contain verified extant populations of the special-status species impacted. The permanent protection and



management of mitigation lands shall be ensured through an appropriate mechanism, such as a conservation easement or fee title purchase. A conservation easement could be held by CDFG or an approved land management entity and shall be recorded within a time frame agreed upon by CDFG.

Mitigation Measure 11: Pre-construction surveys shall be conducted prior to any project related activities that may encroach into regulated habitats or disturb native vegetation to identify significant impacts. If regulated habitats are impacted by project activities planned activities can either avoid these resources or work in conjunction with the regulatory agencies to minimize, mitigate, and permit the activities. A Streambed Alteration Agreement typically can be obtained within 90 days of submittal of a complete application, including a permit fee. Project activities that reduce the cross-sectional area of a stream and/or remove riparian and wetland vegetation require compensatory mitigation and monitoring. Moreover, CDFG agreements for projects in agricultural and native settings frequently include pre-construction surveys and reporting and construction monitoring to ensure protection of wildlife resources. Activities that result in impacts to waters of the state, may require that the project applicant file a Report of Waste Discharge with the Regional Board.

Mitigation Measure 12: Section 5.6 of the SJMSCP states that until such time that the Clean Water Act regional general permit or its equivalent is issued for coverage under the SJMSCP, acquisition of a Section 404 permit by project proponents will continue to occur as required by existing regulations. Project proponents shall comply with all requirements for protecting federally protected wetlands.

Cultural Resources

Mitigation Measure 13: If during ground-disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the City and a qualified archaeologist to discuss the significance of the find.
2. The archaeologist shall recommend appropriate actions, in cooperation with the City and Contractor.
3. Grading or further ground disturbance shall not resume within the area of the discovery until a determination has been reached by the City as to the appropriate mitigation.

Mitigation Measure 14: Prior to the issuance of a grading permit for individual projects, an archaeological resource monitoring plan shall be developed by a qualified archaeologist and submitted to the City for review and approval. This plan shall include a grading observation schedule to be maintained when grading occurs on and offsite in upper soils to identify and



further evaluate cultural resources that may be discovered in the proposed project area. A qualified archaeologist shall be retained to attend pregrade meetings and to monitor earth moving activities, including clearing, grubbing, cutting, and trenching at the site. The archaeologist shall carefully inspect these areas to assess the potential for significant prehistoric or historic remains. If potential archaeological and historical resources are uncovered, the construction contractor shall cease grading operations in the vicinity of the find until further evaluation is undertaken to assess the discovery. Further subsurface investigation may be needed if the resource is determined unique or important for its prehistoric or historic information.

Mitigation Measure 15: A trained paleontological monitor shall be present during individual project excavation activities greater than 5.0 feet in depth. Excavations below 5.0 feet have a high likelihood of encountering older alluvial wash deposits, which may contain paleontological resources. The monitoring for paleontological resources shall be conducted on a half-time basis, and on a full-time basis during excavation greater than 5.0 feet in depth. If paleontological resources are located during excavation, the monitoring program would change to full-time. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover micro-vertebrate fossils. Processing shall include wet-screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

Geology and Soils

Mitigation Measure 16: During excavation activities, a certified geotechnical engineer shall be retained by the Project Applicant/future Project Applicants to evaluate subgrade soils for the extent of their expansive potential. For areas found to contain soft, potentially expansive clays, the soil shall be removed (i.e., over excavated) and/or stabilized prior to the placement and compaction of fill. Stabilization techniques include, but are not limited to, the placement of 18 inches of ½-inch to ¾-inch crushed rock over stabilization fabric (such as Mirafi 500X or equivalent), placement of larger, angular stabilization rock (1-inch to 3-inch, clean) and use of chemical treatments such as lime to reduce the soil's expansive potential. In addition, building construction alternatives, such as the use of alternative foundation types (i.e., post-tension, piles, etc.) versus end-bearing foundations, shall be considered and implemented where appropriate. Final techniques shall be: (a) developed by a certified geotechnical engineer or engineering geologist; and (b) reviewed and approved by the City prior to issuance of a grading permit.

Greenhouse Gas Emissions

Mitigation Measures 2 and 3 identified above



Hazards and Hazardous Materials

Mitigation Measure 17: Traffic Management Plan (TMP) shall be prepared and implemented to the satisfaction of the City of Tracy where construction would affect roadways. The TMP shall include, but not limited to, the following measures:

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

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

Hydrology and Water Quality

Mitigation Measure 19: Where drainage courses are crossed, temporarily altering their capacity or flow characteristics, appropriate precautions shall be incorporated into the project design to minimize the time period in which drainages are disturbed while maintaining the natural flow or provide additional capacity within the drainages during the construction period to handle designed flows.

Mitigation Measure 20: Prior to the issuance of grading permits, new development shall be required demonstrate to the satisfaction of the City Engineer that it has incorporated storm drainage facilities that conform to the SDMP and the City's SWQC Manual or that it has incorporated temporary retention facilities when downstream SDMP facilities are not constructed or operational.

Noise

Mitigation Measure 21: Prior to the issuance of grading permits and to the satisfaction of the City of Tracy, Project Applicants shall be required to implement feasible noise control measures to reduce daytime construction noise levels to meet the daytime speech interference criterion of 70-dBA for projects located within 500 feet of any noise-sensitive receptors (e.g., residences, schools, childcare canters, churches, hospitals, and nursing homes). Such control measures could



include any of the following, as appropriate:

- To the extent possible, all mechanical equipment shall be oriented away from the nearest noise sensitive receptors; and
- All mechanical equipment shall be screened and enclosed to minimize noise.
- Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- All residential units located within 1,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.
- A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within one-quarter mile of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
 - During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
 - Operation of equipment requiring use of back-up beepers shall be avoided near sensitive receptors to the extent feasible during nighttime hours (10:00 PM to 7:00 AM).
 - If impact equipment (e.g., jack hammers, pavement breakers, and rock drills) is used during construction, hydraulically or electric-powered equipment shall be used wherever feasible to avoid the noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used (a muffler can lower noise levels from the exhaust by up to about 10 dBA).



Public Services

Mitigation Measure 22: Prior to construction of individual facilities, the City shall coordinate with the Fire Department and other affected fire protection services in surrounding jurisdictions to review construction detour plans. Specifically, the following shall occur:

- Emergency vehicle access to structures and fire hydrants in the project area shall be maintained
- A prior notice of at least 24 hours in advance of an impact even such as a road closure or disruption of water service shall be given to the appropriate authorities
- Traffic control measures, such as the use of flagmen, shall be used, if deemed necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response

Mitigation Measure 23: Prior to construction of individual facilities, the City shall coordinate with the Tracy Police Department to review construction detour plans. Specifically, the following shall occur:

- A prior notice of at least 24 hours in advance of an impact event such as a road closure or disruption of water service shall be given to the appropriate authorities
- Prior to construction, the Tracy Police Department and California Highway Patrol shall be notified of all roadway areas, which will be obstructed to allow them to efficiently respond to any emergencies
- Traffic control measures, such as the use of flagmen, shall be used, if necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response

Transportation/Traffic

Mitigation Measures 22 and 23 identified above

Utilities and Service Systems

Mitigation Measures 1-23

Date Prepared: November 2012

End of Review Period:

Date Adopted by City Council:

William Dean
Assistant Director of Development and Engineering Services
City of Tracy
Development and Engineering Services Department
Planning Division

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

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

LEAD AGENCY:

CITY OF TRACY

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

February 2013





ENVIRONMENTAL CHECKLIST

A. SUMMARY INFORMATION

1. Project Title:

City of Tracy Parks Master Plan (New Developments), Citywide Public Facilities Master Plan, and Citywide Public Safety Master Plan

2. Lead Agency Name and Address:

City of Tracy
Department of Development and Engineering Services
333 Civic Center Drive
Tracy, CA 95376

3. Contact Person and Phone Number:

William Dean, Assistant Director, Development and Engineering Services Department
(209) 831-6000

4. Project Location and Setting:

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

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

5. General Plan Designation and Zoning Classification:

Various.

6. Surrounding Land Uses:

Various.

B. STATUTORY AUTHORITY AND APPLICABILITY

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



Source: RBF Consulting (2012)

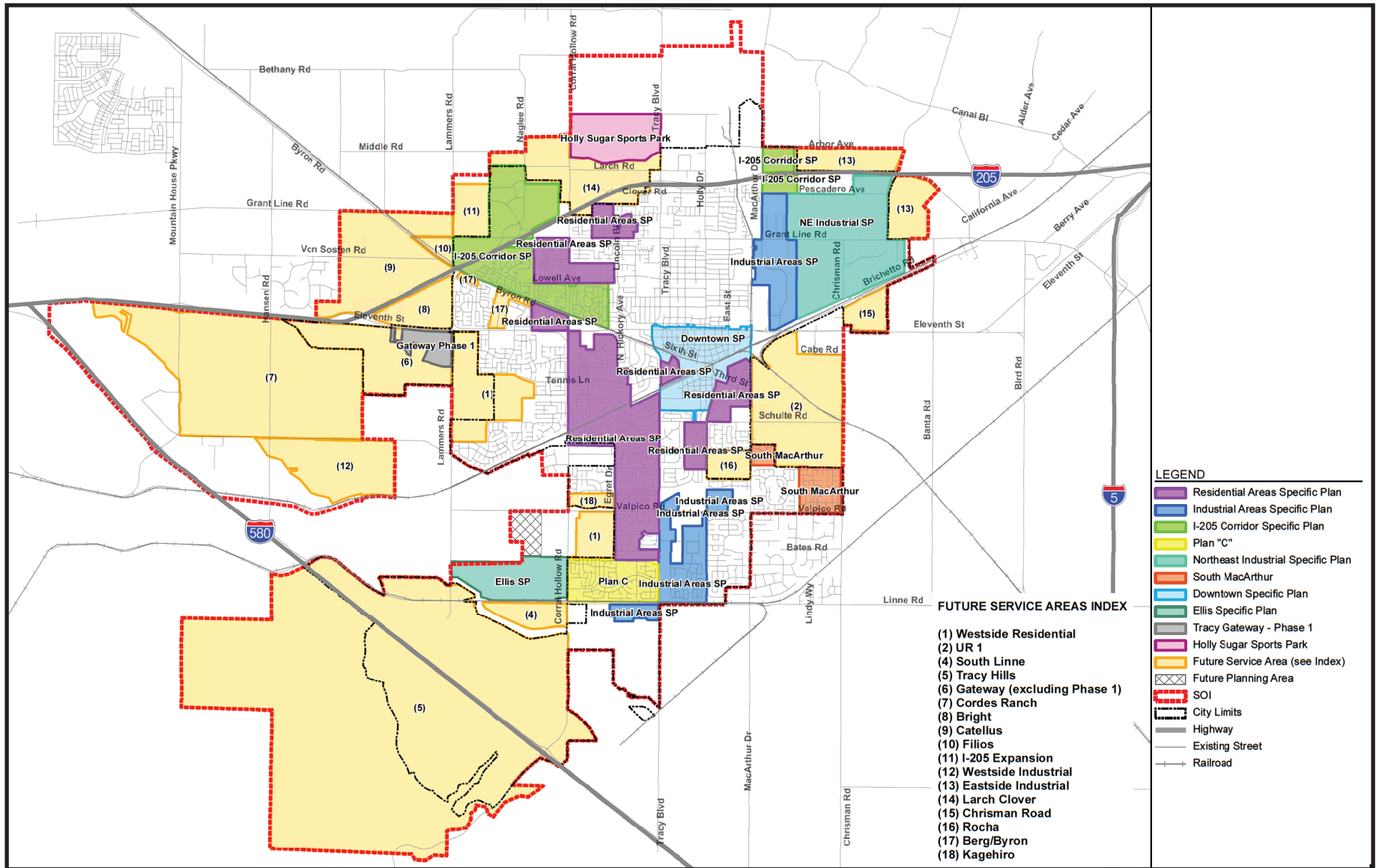
City of Tracy Parks Master Plan, Citywide Public Facilities Master Plan, and Citywide Public Safety Master Plan
Initial Study / CEQA Analysis



Not to Scale

Regional Location Map

Figure 1



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

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



Not to Scale

Locations of Future Service Areas in the Sphere of Influence

Figure 2



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

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

- (1) a program, plan, policy, or ordinance for which an Environmental Impact Report (EIR) was prepared and certified; and,
- (2) applicable local land use plans and zoning

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

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

State CEQA Guidelines Section 15183

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

- (1) Are peculiar to the project or the parcel on which the project would be located;
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or,
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.



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

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

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

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

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

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



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

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

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

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

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

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

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

C. INCORPORATION BY REFERENCE

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

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

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

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



General Plan EIR Project Description

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

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

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

The elements that form the General Plan Update are briefly described below:

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



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

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

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



The Sustainability Action Plan establishes targets related to a variety of sustainability topics, and sets forth measures that will assist the City in reaching those goals. The Sustainability Action Plan sets a target of a 29 percent reduction of GHG emissions from 2020 Business As Usual (BAU) projected levels. GHG emissions in 2020 under BAU conditions are projected to be 1,748,970 metric tons carbon dioxide equivalent (MTCO_{2e}). The target therefore translates into a reduction of 507,201 MTCO_{2e}. Implementation of the Sustainability Action Plan is projected to reduce GHG emissions in the City of Tracy by between 382,422 and 486,115 MTCO_{2e}, which represents an achievement of between 75 and 96 percent of the overall target.

Environmental Effects

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

A brief summary of the impacts identified is provided below.

Land Use

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

Population, Employment, and Housing

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

Visual Quality

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

Traffic and Circulation

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

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

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



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

Cultural Resources

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

Biological Resources

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

Agricultural Resources

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

Mineral Resources

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

Community Services

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

Infrastructure

Water

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

Wastewater

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

Stormwater

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



Geology, Soils, and Seismic Hazards

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

Hydrology and Flooding

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

Hazards and Hazardous Materials

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

Noise

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

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

Air Quality

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

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

Greenhouse Gas Emissions

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



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

Alternatives to the Project

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

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

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

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

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

General Plan EIR Revisions and Updates

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



D. PROJECT CHARACTERISTICS

City of Tracy Parks Master Plan (New Developments)

Overview

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

Vision for the Park System

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

Future Park Land Needs

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



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

	Estimated Housing Units	Forecast Population	Additional Parkland Needs¹
Future Service Areas	13,719	38,447	153.8 acres
<small>1 Park land needs are based on a level of service of 4.0 acres per 1,000 people. These numbers do not reflect needs for parks in commercial, industrial, or infill areas.</small>			

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

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

- Three acres per 1,000 residents for new neighborhood parks. Based on population forecasts, approximately 115 acres of park land will be needed for new neighborhood parks at buildout.
- One acre per 1,000 residents for new community parks. Based on population forecasts, approximately 38 acres of park land will be needed for a new community park(s) at buildout.

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

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

Future Recreation Facility Needs

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



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

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

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

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



Facility Type	Number of Existing Facilities	Existing LOS³	Desired LOS Guideline⁴	Number of New Facilities Needed to Meet Future Demand⁵
Paths and Trails				
Hard-Surfaced Paths (Loop trails in parks)	31	2,631	3,000	13
Soft-Surfaced Paths (Fitness, nature, bike or interpretive trails in parks)	0	--	10,000	4
Includes half and full courts. Includes the Pinkie Phillips Aquatic Center and the Joe Wilson Community Pool. Shows the number of people served by one facility based on the city's existing population of 81,548. Is expressed in terms of the number of people served by one facility. Is based on a forecasted population of 38,447 people at build-out. The needs identified in the 2006 Sport Field Needs Assessment support a stronger guideline of 1 field per 2,850 people.				

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

Park Development Policies

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

Design and Development Guidelines

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

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

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



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

Park Location Opportunities

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

Capital Costs for Park Development

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

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



Citywide Public Facilities Master Plan

Overview

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

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

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

Evaluation of Current Conditions

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

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

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

Good Condition

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

Fair Condition

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

Poor Condition

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

Space Standards and Functional Flow

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



Table 3: Space Standards for Public Facilities

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

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

Staff and Space Need Projections

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



Table 4: Summary of Public Facility Space Needs

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

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

Preferred Master Plan

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

City Hall

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

Support Services

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



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

Table 5: Preferred Master Plan Summary

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

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

Parks and Community Services

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



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

Library

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

Corporation Yard

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

Aquatic Center

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

Cost Estimations

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

Public Facility Design Guidelines

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



extended survivability¹ and sustainability features recommended for the buildings included in the PFMP include:

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

Citywide Public Safety Master Plan

Overview

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

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

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

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

Evaluation of Current Conditions

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

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

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



Space Standards and Functional Flow

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

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

Table 6: Public Safety Space Standards

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

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



Staff and Space Need Projections

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

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

Table 7: Summary of Public Facility Space Needs

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

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

Preferred Master Plan

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



Fire Stations Citywide

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

Public Safety Center at Civic Center

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

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

Table 8: Preferred Public Safety Master Plan Summary

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



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

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

Police Department Service Center (Site TBD)

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

Police & Fire Departments Training Facility a Existing Firing Range

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

Cost Estimations

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

Public Facility Design Guidelines

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

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



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



E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

F. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SIGNATURE

DATE



G. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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



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

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

H. ENVIRONMENTAL ANALYSIS

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

I. AESTHETICS

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



Would the Project:

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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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

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



II. AGRICULTURE RESOURCES

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

Would the Project:

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



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

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

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

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

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

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

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

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

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

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

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

Refer to Response II(c), above.

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

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



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

III. AIR QUALITY

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

Would the Project:

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

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

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

Air Quality Plans (AQPs) applicable to the proposed PMP, PFMP, and PSMP include SJVAPCD's Ozone Plans (One-Hour and Eight-Hour) and Particulate Matter Plans (PM₁₀ and PM_{2.5}), which are part of the State Implementation Plan (SIP). The Basin is considered a non-attainment area for ozone and respirable particulate matter (PM₁₀ and PM_{2.5}).

The California Clean Air Act (CCAA) requires non-attainment areas with severe to extreme air quality problems to provide for a five percent reduction of non-attainment emissions per year. The AQPs for ozone and PM₁₀ prepared for the Basin by the SJVAPCD fulfill this requirement. Banked emission reduction credits are included in the emissions inventories and provide an additional means to attaining the required five percent reduction in these inventories per year.

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

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

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

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

Regulation VIII (Fugitive Dust PM₁₀ Prohibitions)

Rules 8011-8081 are designed to reduce PM₁₀ emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and track out, landfill operations, etc.



Rule 4101 (Visible Emissions)

This rule prohibits emissions of visible air contaminants to the atmosphere and applies to any source operation that emits or may emit air contaminants.

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

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

Construction activities are a source of fugitive dust (PM₁₀) that may have a substantial, although temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working within the area of individual park and recreation or public building projects. Fugitive dust emissions are associated with land clearing, excavation, cut and fill, and truck travel on unpaved roadways. Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions.

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from construction sites, emissions produced at the sites as the equipment is used, and emissions from trucks transporting materials to and from the sites. Emitted pollutants would include carbon monoxide (CO), reactive organic gases (ROG), nitrogen dioxide (NOX), sulfur dioxide (SOX), and coarse particulate matter (PM₁₀). Standard SJVAPCD regulations such as maintaining all construction equipment in proper tune and shutting down equipment when not in use for extended periods of time would be required.

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

IV. BIOLOGICAL RESOURCES

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



established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

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

Would the Project:

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

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

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



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

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

**Table 4
 Incidental Take Minimization Measures – FESA and CESA Species**

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



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

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

**Table 5
SJMSCP Compensation Ratios**

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



<p>Natural Lands - Wetlands Other than Vernal Pools</p>	<p>At least 1:1 Creation Plus 2:1 Preservation (3:1 total)</p>	<p>SJMSCP may: (1) create one acre habitat, preserve two existing acres of habitat; (2) create two acres habitat, preserve one acre existing habitat; or (3) create three acres of habitat, preserve zero acres of existing habitat. All options result in three acres of preserve.</p>
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Source: *City of Tracy Infrastructure Master Plans Biotic Resources Report*, H.T. Harvey and Associates, May 2012.

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

Mitigation Measure 5: Purchase compensation habitat or pay fee to offset losses of habitat of special-status species. Under the SJMSCP, mitigation for loss of habitat of federal and state endangered and threatened plant and wildlife species allows for a fee-based approach based on the habitat type that is to be converted from open space use. That fee structure is as follows:

- A. \$7,195 per acre for Conversion of Multi-Purpose Open Space Lands***
- B. \$14,372 per acre for Conversion of Agricultural Habitat Lands and Natural Lands (except for vernal pools)***
- C. \$81,989 per acre for the wetted surface area of vernal pools and \$41,534 per acre for the upland grasslands surrounding vernal pools. The SJMSCP assumes a 12% wetted surface area for vernal pool grasslands.***

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

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



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

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

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

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

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



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



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



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

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

The following plant species are not covered in the SJMSCP:

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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



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

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

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

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

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

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

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

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



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

V. CULTURAL RESOURCES

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

Would the Project:

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

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

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

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

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

Mitigation Measure 12: If during ground-disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

- 1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the City and a qualified archaeologist to discuss the significance of the find.**
- 2. The archaeologist shall recommend appropriate actions, in cooperation with the City and contractor.**
- 3. Grading or further ground disturbance shall not resume within the area of the discovery until a determination has been reached by the City as to the appropriate mitigation.**

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

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

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



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

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

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

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

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

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

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

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

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

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



VI. GEOLOGY AND SOILS

GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ii) Strong seismic ground shaking?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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iv) Landslides?

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2004), creating substantial risks to life or property?

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Would the Project:

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

VII. GREENHOUSE GAS EMISSIONS

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

Would the Project:

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

Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This “trapping” of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The main GHGs in the Earth's atmosphere are water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

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

Regulatory Environment

In June 2005, California established GHG emissions reduction targets in Executive Order S-3-05. The Executive Order established the following goals: GHG emissions should be reduced to 2000 levels by 2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80 percent below 1990 levels by 2050. In 2007, California further solidified its dedication to reducing GHGs by setting a new Low Carbon Fuel Standard for transportation fuels sold within the state with Executive Order S-1-07. Executive Order S-1-07 sets a declining standard for GHG emissions measured in CO₂ equivalent gram per unit of fuel energy sold in California.

In response to the transportation sector accounting for more than half of California's CO₂ emissions, Assembly Bill (AB) 1493 (AB 1493, Pavley) was enacted on July 22, 2002. AB 1493 required the California Air Resources Board (CARB) to set GHG emission standards for passenger vehicles, light duty trucks, and other vehicles whose primary use is noncommercial personal transportation in the state. Additionally, the California legislature enacted AB 32 (AB 32, Nuñez) in 2006 to further the goals of Executive Order S-3-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries, with penalties for noncompliance.

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



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

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

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

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

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

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



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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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



proposed school?

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

Would the project:

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

Mitigation Measure 17: A Traffic Management Plan (TMP) shall be prepared and implemented to the satisfaction of the City of Tracy where construction of park and recreation facilities, public buildings, and public safety facilities would affect roadways. The TMP shall include, but not limited to, the following measures:

- **Limit construction to one side of the road or out of the roadbed where possible.**



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

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

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

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



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

IX. HYDROLOGY AND WATER QUALITY

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



sources of polluted runoff?

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

Would the Project:

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

Refer to Response IX(c), above.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



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

X. LAND USE AND RELEVANT PLANNING

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

Would the Project:

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

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

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



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

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

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

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

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

Refer to Response IV(f), above.



XI. MINERAL RESOURCES

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

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

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

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



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

Refer to Response XI(a), above.

XII. NOISE

NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the Project result in:

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

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

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

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

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

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



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

**Table 7
Maximum Noise Levels Generated By Typical Construction Equipment**

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

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



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

**Table 8
 Estimated Construction Noise in the Project Area**

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

XIII. POPULATION AND HOUSING

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

Would the Project:

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

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

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

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



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

Refer to Response XIII(b), above.

XIV. PUBLIC SERVICES

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

Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

Mitigation Measure 21: Prior to construction of individual park and recreation amenities, public buildings, and public safety facilities identified in the PMP, PFMP, and PSMP the City shall coordinate with the Fire Department and other affected fire protection services in surrounding jurisdictions to review construction detour plans. Specifically, the following shall occur:

- *Emergency vehicle access to structures and fire hydrants in the project area shall be maintained*
- *A prior notice of at least 24 hours in advance of an impact even such as a road closure or disruption of water service shall be given to the appropriate authorities*
- *Traffic control measures, such as the use of flagmen, shall be used, if deemed necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response*

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

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

Mitigation Measure 22: Prior to construction of individual park and recreation amenities, public buildings, and public safety facilities identified in the PMP, PFMP, and PSMP, the City shall coordinate with the Tracy Police Department to review construction detour plans. Specifically, the following shall occur:

- *A prior notice of at least 24 hours in advance of an impact event such as a road closure or disruption of water service shall be given to the*



appropriate authorities

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

3) *Schools? Determination: No Impact.*

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

4) *Parks? Determination: No Impact.*

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

5) *Other public facilities? Determination: No Impact.*

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

XV. RECREATION

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



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

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

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

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

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

XVI. TRANSPORTATION/TRAFFIC

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



non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Would the Project:

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

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

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

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

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

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

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

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

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

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

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

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

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



XVII. UTILITIES AND SERVICE SYSTEMS

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

Would the Project:

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

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

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

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

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

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

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

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



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

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

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

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

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

Refer to Response XVII(f), above.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
-
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
-

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

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

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

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

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



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

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

I. REFERENCES

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

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MITIGATED NEGATIVE DECLARATION

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

LEAD AGENCY:

CITY OF TRACY

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

February 2013





PROJECT TITLE

City of Tracy Parks Master Plan (New Developments), Citywide Public Facilities Master Plan, and Citywide Public Safety Master Plan

LEAD AGENCY NAME AND ADDRESS

City of Tracy
Department of Development and Engineering Services
333 Civic Center Drive
Tracy, CA 95376

CONTACT PERSON AND PHONE NUMBER

William Dean, Assistant Director, Development and Engineering Services Department
(209) 831-6000

PROJECT LOCATION

The proposed City of Tracy Parks Master Plan (New Developments), Citywide Public Facilities Master Plan, and Citywide Public Safety Master Plan include improvements located throughout the City boundaries as well as the City's Sphere of Influence (SOI) boundaries.

ASSESSOR'S PARCEL NUMBERS

Not applicable

PROJECT DESCRIPTION

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

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

Each document is on file with the City of Tracy and can be reviewed either online and/or by request to the City of Tracy Development and Engineering Services Department, which is located at 333 Civic Center Drive, Tracy, CA 95376.

INITIAL STUDY

An Initial Study of this project was undertaken and prepared for the purpose of ascertaining whether this project might have a significant effect on the environment. A copy of this study is attached.

FINDINGS AND REASONS

The Initial Study identified potentially significant effects on the environment. However, this Project has been mitigated (see Mitigation Measures below which avoid or mitigate the effects) to a point where no significant effects would occur. On the basis of the whole record, there is no substantial evidence the project would have a significant effect on the environment. The following reasons support these findings:

- The proposed PMP, the PFMP, and the PSMP identify new parkland and recreation amenities, as well as public building and safety space necessary to serve the City's needs at buildout of the City's General Plan and each is a necessary component for implementing the Tracy General Plan.
- Identified adverse impacts are proposed to be mitigated on-site and a mitigation monitoring and reporting program have been prepared.
- The proposed Project is consistent with the adopted goals and policies of the Tracy General Plan.
- City staff independently reviewed the Initial Study, and this Negative Declaration reflects the independent judgment of the City of Tracy.
- With the application of the following Mitigation Measures the proposed Project would not have any significant impacts on the environment.
- The Tracy Planning Division is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based.

Agriculture Resources

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



Air Quality

Mitigation Measure 2: Prior to the issuance of grading permits the contractor for individual park and recreation and public building projects shall submit a construction emission plan to demonstrate to the City of Tracy that demonstrates how construction activities would comply with the following emissions control measures:

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



Biological Resources

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

Table 4
Incidental Take Minimization Measures – FESA and CESA Species

Species	Status	Incidental Take Minimization Measures
Large-flowered fiddleneck (<i>Amsinckia grandiflora</i>)	FE, SE, CNPS 1B.1	Pre-construction surveys will need to be performed as detailed in Section 5.2.2.1(A, B, and D) and 5.2.2.2 through 5.2.2.5 of the SJMSCP. If large-flowered fiddleneck is found, the SJMSCP requires complete avoidance of plant populations onsite in accordance with the identified measures in Section 5.5.2.1 and 5.5.9(F).
Conservancy fairy shrimp (<i>Branchinecta conservatio</i>)	FE	Delay construction until pools are dry, collect and store soil samples, and conduct pre-construction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Longhorn fairy shrimp (<i>Branchinecta longiantenna</i>)	FE	Delay construction until pools are dry, collect and store soil samples, and conduct pre-construction surveys, as described in Section 5.2.4.4 of the SJMSCP.
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT	Delay construction until pools are dry, collect and store soil samples, as described in Section 5.2.4.4 of the SJMSCP.
Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>)	FT	Survey site for presence of elderberry shrubs; if elderberry shrubs present, implement measures in Section 5.2.4.25 of the SJMSCP.
California tiger salamander (<i>Ambystoma californiense</i>)	FT, ST	Project implementation could be delayed due to species lengthy presence/ absence surveys at sites indicated. See Sections 5.2.4.5 and 5.2.4.6 of the SJMSCP.
California red-legged frog (<i>Rana draytonii</i>)	FT, CSSC	Establish a 300-foot setback around occupied habitat, as described in Section 5.2.4.7 of the SJMSCP.
Swainson's hawk (<i>Buteo swainsoni</i>)	ST	Retention of nest trees or removal of such trees between September 1 and February 15, as detailed in Section 5.2.4.11 of the SJMSCP.



Species	Status	Incidental Take Minimization Measures
Giant garter snake (<i>Thamnophis gigas</i>)	FT, ST	Full avoidance of giant garter snake known occupied habitat is required. Implement the nine avoidance and minimization measures detailed in Section 5.2.4.25 of the SJMSCP.
San Joaquin kit fox (<i>Vulpes macrotis mutica</i>)	FE, ST	Pre-construction surveys prior to commencement of ground disturbance for projects located in the Southwest Zone or Southwest/Central transition Zone, as detailed in Section 5.2.4.1 of the SJMSCP.

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

**Table 5
SJMSCP Compensation Ratios**

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

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



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

Mitigation Measure 5: Purchase compensation habitat or pay fee to offset losses of habitat of special-status species. Under the SJMSCP, mitigation for loss of habitat of federal and state endangered and threatened plant and wildlife species allows for a fee-based approach based on the habitat type that is to be converted from open space use. That fee structure is as follows:

- A. \$7,195 per acre for Conversion of Multi-Purpose Open Space Lands
- B. \$14,372 per acre for Conversion of Agricultural Habitat Lands and Natural Lands (except for vernal pools)
- C. \$81,989 per acre for the wetted surface area of vernal pools and \$41,534 per acre for the upland grasslands surrounding vernal pools. The SJMSCP assumes a 12% wetted surface area for vernal pool grasslands.

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

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

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



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



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



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

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

Mitigation Measure 7: Pre-construction Surveys. PMP, PFMP, and PSMP project sites shall be surveyed for special-status plant species in a year with rainfall totals within the normal range for the area. Surveys shall be floristic in nature and shall be conducted in accordance with the most current USFWS, CDFG, and CNPS guidelines (USFWS 2002, CDFG 2000, CDFG 2009, and CNPS 2001). Surveys shall cover all areas intended for both development and compensatory mitigation.

Mitigation Measure 8: Avoidance. Potentially significant impacts to special-status plants shall be avoided to the extent feasible. In consultation with a plant ecologist, the PMP, PFMP, and PSMP



projects shall to the extent feasible be redesigned, constructed, and operated to reasonably avoid direct and indirect impacts to special-status plant populations.

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

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

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

Cultural Resources

Mitigation Measure 12: If during ground-disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.



1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the City and a qualified archaeologist to discuss the significance of the find.
2. The archaeologist shall recommend appropriate actions, in cooperation with the City and Contractor.
3. Grading or further ground disturbance shall not resume within the area of the discovery until a determination has been reached by the City as to the appropriate mitigation.

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

Mitigation Measure 14: A trained paleontological monitor shall be present during individual project excavation activities greater than 5.0 feet in depth. Excavations below 5.0 feet have a high likelihood of encountering older alluvial wash deposits, which may contain paleontological resources. The monitoring for paleontological resources shall be conducted on a half-time basis, and on a full-time basis during excavation greater than 5.0 feet in depth. If paleontological resources are located during excavation, the monitoring program would change to full-time. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover micro-vertebrate fossils. Processing shall include wet-screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

Geology and Soils

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



Hazards and Hazardous Materials

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

Mitigation Measure 17: Traffic Management Plan (TMP) shall be prepared and implemented to the satisfaction of the City of Tracy where construction would affect roadways. The TMP shall include, but not limited to, the following measures:

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

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

Hydrology and Water Quality

Mitigation Measure 19: Where drainage courses are crossed, temporarily altering their capacity or flow characteristics, appropriate precautions shall be incorporated into the project design to minimize the time period in which drainages are disturbed while maintaining the natural flow or provide additional capacity within the drainages during the construction period to handle designed flows.



Noise

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

- To the extent possible, all mechanical equipment shall be oriented away from the nearest noise sensitive receptors; and
- All mechanical equipment shall be screened and enclosed to minimize noise.
- Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- All residential units located within 1,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.
- A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within one-quarter mile of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
 - During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
 - Operation of equipment requiring use of back-up beepers shall be avoided near sensitive receptors to the extent feasible during nighttime hours (10:00 PM to 7:00 AM).
 - If impact equipment (e.g., jack hammers, pavement breakers, and rock drills) is used during construction, hydraulically or electric-powered equipment shall be used

wherever feasible to avoid the noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used (a muffler can lower noise levels from the exhaust by up to about 10 dBA).

Public Services

Mitigation Measure 21: Prior to construction of individual park and recreation amenities, public buildings, and public safety facilities identified in the PMP, PFMP, and PSMP, the City shall coordinate with the Fire Department and other affected fire protection services in surrounding jurisdictions to review construction detour plans. Specifically, the following shall occur:

- Emergency vehicle access to structures and fire hydrants in the project area shall be maintained
- A prior notice of at least 24 hours in advance of an impact even such as a road closure or disruption of water service shall be given to the appropriate authorities
- Traffic control measures, such as the use of flagmen, shall be used, if deemed necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response

Mitigation Measure 22: Prior to construction of individual park and recreation amenities, public buildings, and public safety facilities identified in the PMP, PFMP, and PSMP, the City shall coordinate with the Tracy Police Department to review construction detour plans. Specifically, the following shall occur:

- A prior notice of at least 24 hours in advance of an impact event such as a road closure or disruption of water service shall be given to the appropriate authorities
- Prior to construction, the Tracy Police Department and California Highway Patrol shall be notified of all roadway areas, which will be obstructed to allow them to efficiently respond to any emergencies
- Traffic control measures, such as the use of flagmen, shall be used, if necessary, in order to regulate traffic to ensure that access will be maintained to all structures for emergency response

Transportation/Traffic

Mitigation Measures 17, 21, and 22 identified above

Utilities and Service Systems

Mitigation Measures 1-22



Date Prepared: February 2013

End of Review Period:

Date Adopted by City Council:

William Dean

Assistant Director of Development and Engineering Services

City of Tracy

Development and Engineering Services Department

Planning Division

RESOLUTION 2013-_____

ADOPTING TWO MITIGATED NEGATIVE DECLARATIONS AND APPROVING THE CITYWIDE STORM DRAINAGE, PARKS, PUBLIC SAFETY, AND PUBLIC FACILITIES MASTER PLANS

WHEREAS, The City of Tracy's Infrastructure Master Plans were approved in the mid-1990s; and

WHEREAS, New Infrastructure Master Plans need to be completed to serve future developments identified in the City's General Plan adopted on February 1, 2011; and

WHEREAS, Due to increased development interest in the General Plan area, various property owners requested the City finalize the Infrastructure Master Plans to serve the new developments; and

WHEREAS, The City acquired the services of various consultants to finalize the Infrastructure Master Plans and complete the environmental documents; and

WHEREAS, The Storm Drainage Master Plan has been completed by Stantec Consulting, Inc. of Sacramento, California and identifies the Lammers watershed area and storm drainage collection systems, and

WHEREAS, MIG, Inc. of Portland, Oregon is the City's consultant responsible for completion of the Parks Master Plan and reconciles the City's existing park acreage and facilities, and further identifies the park requirements from new residential developments; and

WHEREAS, The City's Public Safety Master Plan was prepared by Indigo/Hammond + Playle Architects, LLP and studied various alternatives to meet safety needs as a result of new developments in Tracy; and

WHEREAS, The City's Public Facilities Master Plan was also prepared by Indigo/Hammond + Playle Architects, LLP and will require expansion of the existing facilities at the Boyd Service Center, Community Center, City Hall, and additional facilities for the Public Library and Aquatics Center; and

WHEREAS, In accordance with the California Environmental Quality Act (CEQA) Guidelines, one Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the Storm Drain Master Plans, and another IS/MND MND analyzed the potential effects of the Parks, Public Facilities and Public Safety Master Plans; and

WHEREAS, There is no impact to the General Fund as the cost of construction of the physical infrastructure listed in the Master Plans will be borne by the developments through development impact fees or other funding mechanisms

NOW, THEREFORE, BE IT RESOLVED, That City Council adopts, by resolution, two mitigated negative declarations and approves the Citywide Storm Drainage, Parks, Public Safety, and Public Facilities Master Plans.

The foregoing Resolution was adopted by the Tracy City Council on the 16th day of April, 2013 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

AGENDA ITEM 4

REQUEST

COUNCIL DISCUSSION REGARDING GENERAL SITE SELECTION CRITERIA AND A REGIONAL DEVELOPMENT FEE COMPARATIVE ANALYSIS RECENTLY COMPLETED BY THE SAN JOAQUIN PARTNERSHIP

EXECUTIVE SUMMARY

Building or relocating new facilities in a community represents a major, long-term investment on the part of the private sector. While occupancy and construction costs are extremely important in the site selection decision, there are numerous other criteria that also affect the location decision. A 2013 Survey of Site Selection Consultants, administered by Area Development Magazine, lists the top five site selection factors as: 1) Highway accessibility; 2) Availability of skilled labor; 3) Labor costs; 4) Proximity to major markets; and 5) Expedited or “fast-track” permitting. There were 26 site selection factors identified in the Survey (see Site Selection Factors Article and Chart as Attachment A). Occupancy and construction costs were ranked 11th out of 26 in relative importance of site selection factors. Both Amazon representatives and our developer partner, Prologis, have indicated that Tracy ranked very well relative to these site selection factors and that they played a role in determining the final location decision.

The San Joaquin Partnership recently completed a Regional Development Fee Comparative Analysis. The comparative analysis is a snapshot of the permitting, infrastructure, mitigation and finance district costs of twenty-one jurisdictions utilizing six different land use models from residential, industrial, retail etc. The comparable cities and county regions ranged from the Tri-Valley, Sacramento, and the Central Valley areas, which are frequently seen as comparable regions for new business development. On all six models, Tracy’s development fees were competitively positioned.

DISCUSSION

Site Selection Factors

In order to develop and implement an effective Economic Development Strategy and attract private investment into the community, it is important to understand which site selection factors influence those private investment decisions. Even more important, is how to specifically meet the needs and expectations of companies relative to those site selection factors. Understanding and addressing these factors enables a community to define its competitive position relative to new business development.

There are numerous site selection factors that play a role in attracting new development. It should be noted that these factors vary depending on the industry sector. For example, retail establishments will typically look at population growth and density, disposable income, traffic counts, etc., while manufacturing facilities may focus more on proximity to consumer markets, supplier proximity, energy costs, labor availability, etc.

Area Development Magazine recently surveyed over 120 national site selection consultants and provided a comprehensive list of the typical selection factors being reviewed by firms in a broad range of industries - from Manufacturing to Healthcare / Life Sciences to Data Centers. A full copy of the article is included as Attachment A to this report. The article and survey findings are particularly relevant in that they benchmark and compare results annually. Annual tracking of these survey findings is important because it shows how site selection factors can change over time. The article and survey identifies 26 site selection factors and 9 Quality of Life factors used to make new location decisions. The following table represents the site selection findings in order of priority:

Site Selection Factors:

- | | |
|---|---|
| 1. Highway accessibility | 14. Availability of advanced ICT Services |
| 2. Available of skilled labor | 15. Environmental regulations |
| 3. Labor costs | 16. Proximity to suppliers |
| 4. Proximity to major markets | 17. Availability of buildings |
| 5. Expedited or "fast-track" permitting | 18. Training programs |
| 6. State and local incentives | 19. Inbound / outbound shipping costs |
| 7. Tax exemptions | 20. Right-to-work state |
| 8. Corporate tax rate | 21. Proximity to technical college/training |
| 9. Energy Availability | 22. Raw materials availability |
| 10. Low union profile | 23. Availability of long-term financing |
| 11. Occupancy or construction costs | 24. Availability of unskilled labor |
| 12. Available land | 25. Railroad service |
| 13. Accessibility to major airport | 26. Waterway or Oceanport accessibility |

These survey findings represent a collective view from site selection consultants and corporate real estate executives across the nation. It is important to understand that Tracy's economy and competitive position is part of the larger national and international economy. For example, earlier this year Tracy was one of a few cities who hosted a Chinese delegation interested in pursuing a renewable energy manufacturing project. Tracy staff also participates with the State of California at national tradeshows targeting Renewable Energy, Bio-Tech, Advanced Manufacturing, and Medical Design industries.

Another example of how Tracy competes on a regional and national scale can be seen by the recent attraction of Amazon. The City was able to successfully communicate how our competitive benefits and position were a match for Amazon's global location strategy. Of particular importance was how Tracy addressed site selection factor #5 above: expedited or "fast-track" permitting. Specifically, Tracy was able to process Amazon's building plans in record time in order to meet the client's deadline. In fact, the developer of the Amazon building, Prologis, commented that Tracy's building plan review completion set a record for being the fastest turnaround time for any of their national or international projects.

While there are certain site selection factors that are outside of the control or authority of the City, staff, over the past few years have been working diligently to address those factors that the City can control. For example, over the past several years the City identified and implemented several policy initiatives that directly address the site selection factors identified above. Those initiatives include:

City Initiatives	Site Selection Factors
Reducing development impact fees by as much as 28%	Site Factor #11
Entitling new development areas- 30 year infrastructure master plans	Site Factor #12
Partnered with Development Community with regard to entitlement and environmental process on large planning areas (Ellis, Cordes Ranch, Tracy Hill, etc.)	Site Factor #15
Maintained low Business License costs and no Utility user tax, unlike other cities	Site Factor #11
Developed and Implemented Grow Tracy Fund to help finance new business growth when traditional bank financing is unavailable	Site Factor #23
Expanded Enterprise Zone program in Tracy – marketing incentives to existing business	Site Factor #6
Adopted new Industrial Incentive Program for qualifying prospects	Site Factor 6
College recruitment and continuing advanced degree completion (Executive MBA etc.)	Site Factor #2

Through the Council's actions over the past 3-5 years, Tracy has made great progress toward addressing the fundamental site selection factors in order to compete and attract private investment. Building off of these foundational efforts, Tracy is well positioned to become a regional employment center with quality tenants.

The Site Selection Consultant Survey also included findings related to Quality of Life factors that can influence the decision to locate a new facility within a community. There is a typical saying that everyone in a community is involved in Economic Development; this supports that theory. The following are Quality of Life Factors identified by the consultants as having an impact on whether a company locates in a certain community. They ranked the factors in order of importance.

Quality of Life Factors:

1. Colleges and universities in area
2. Low crime rate
3. Ratings of public schools
4. Healthcare facilities
5. Housing availability
6. Recreational opportunities
7. Housing costs
8. Climate
9. Cultural opportunities

As with the Site Selection Factors, the City has also focused attention and efforts relative to these Quality of Life Factors. The following are policy initiatives that the City has implemented that correspond to the Quality of Life Factors identified in the Site Selection Consultant Survey:

City Initiatives	Quality of Life Factors
The City is currently in the process of recruiting a University to the community (Cal Lutheran) and is promoting and sponsoring advanced degree programs such as the Executive MBA from California State University Stanislaus	QOL #1
The City currently maintains one of the lowest crime rates in the region	QOL #2
The City and TUSD continue to work on ratings of local public schools – higher ratings than the rest of the county – work continues	QOL #3
Both Sutter and Kaiser have facilities in the community with future expansion plans	QOL #4
The City has partnered with the local residential developers to Masterplan the next 30 years of residential development, which should begin later this year	QOL #5
The City has completed 70 acres of recreational facilities at Legacy Fields and is planning an Aquatics Facility in the future. The City has also adopted a Parks Masterplan	QOL #6
The City continues to work with residential developers to provide an adequate supply of housing opportunities from executive housing to multi-family housing	QOL #7
The City, with support from partners, continues to provide a broad array of cultural and entertainment programming at the Grand Theater for the Arts in the downtown as well as other events within the community	QOL #9

Development Fee Comparative Analysis

As the site selection survey has shown, there are numerous factors that influence the decision to locate a new facility within a community. While prioritized as 11th out of 26, fees and occupancy costs are still an important factor in the site selection process. As such, the San Joaquin Partnership (SJP) has been working on an updated regional development fee comparative analysis to show how individual cities and the region compare relative to development impact fees.

The Regional Development Fee Comparative Analysis is the fourth publication that has been prepared by the SJP. The purpose of the study is to provide a comparative basis for regional competitiveness. The comparative analysis of the report provides a snapshot of the permitting, infrastructure, mitigation and finance district costs of twenty-one jurisdictions utilizing six basic land use models: Residential (single-family and multi-family), Commercial (retail and office), and Industrial (logistics and manufacturing). The eighteen cities and three unincorporated county regions represent what is often described as third tier cities of the San Francisco Bay Area, and are more frequently seen as comparable regions for new business development. The comparative cities and county regions include:

Pleasanton	Vacaville
Livermore	Stockton
Patterson	Ceres
West Sacramento	Galt
Ripon	Turlock
Woodland	Lathrop
Elk Grove	Modesto
Tracy	Lodi
Manteca	Fairfield
Mountain House	Stanislaus County
San Joaquin County	

Development Fee Data Gathering

The SJP e-mailed questionnaires to 28 jurisdictions requesting development fee information based on fee schedules effective July 1, 2012 on each of the six development model types. The SJP received completed questionnaires from eighteen jurisdictions. Using individual jurisdictions published development fee schedules, the SJP completed the calculations for three additional communities (Livermore, Patterson, and Mountain House).

Model Structure

The SJP determined that the use of a “model” structure would be the most effective tool to compare development fees among the twenty-one jurisdictions. Six models were developed for the analysis. The models are as follows:

Model -Types for Development Fee Study

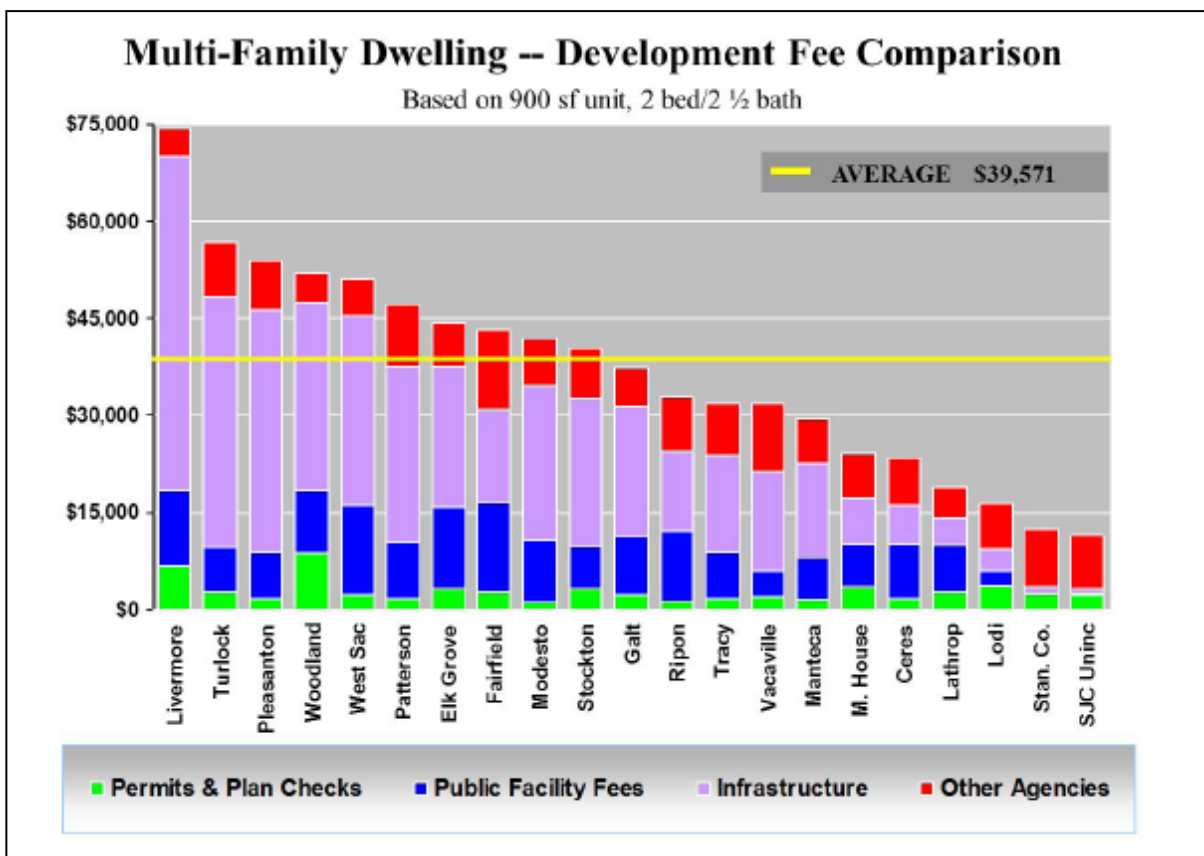
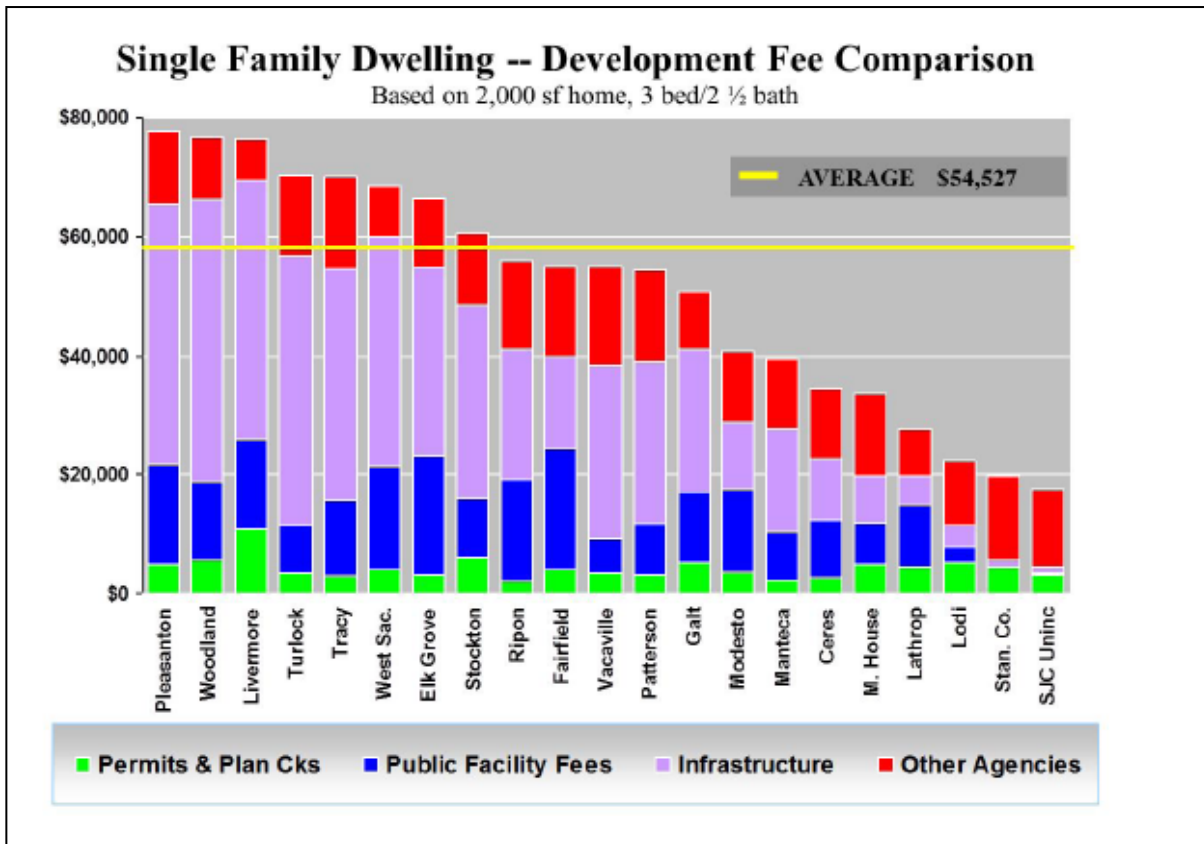
RESIDENTIAL	<u>Model 1</u>	<u>Model 2</u>
Type	Single Family Dwelling Unit	Multi-Family Dwelling Unit
Square Footage	2,000 sf (1,500sf w/500sf garage)	900 sf
Bedrooms/Bathrooms	3 bed/2 ½ bath	2 bed/2 bath
RAE Factor (Units per acre)	5	8.5
Building Valuation	\$245,000	\$102,000
COMMERCIAL	<u>Model 3</u>	<u>Model 4</u>
Type	Retail	Office
Acreage	5 Acres	5 Acres
Square Footage	65,000 SF	50,000 SF
Employee Count	200 Employees	150 Employees
Water Requirement	Domestic	Domestic
Wastewater Requirement	Domestic	Domestic
Water Meter Size	3"	3"
Impervious Surface	85%	85%
Building Valuation	\$6,399,000	\$6,618,000
INDUSTRIAL	<u>Model 5</u>	<u>Model 6</u>
Type	Warehouse	Manufacturing (Dry User)
Acreage	32 Acres	8 Acres
Square Footage	550,000 SF	125,000 SF
Employee Count	300 Employees	224 Employees
Water Requirement	Domestic	Domestic
Wastewater Requirement	Domestic	Domestic
Water Meter Size	2"	2"
Impervious Surface	85%	85%
Building Valuation	\$39,424,000	\$9,762,000

Development Fee Type

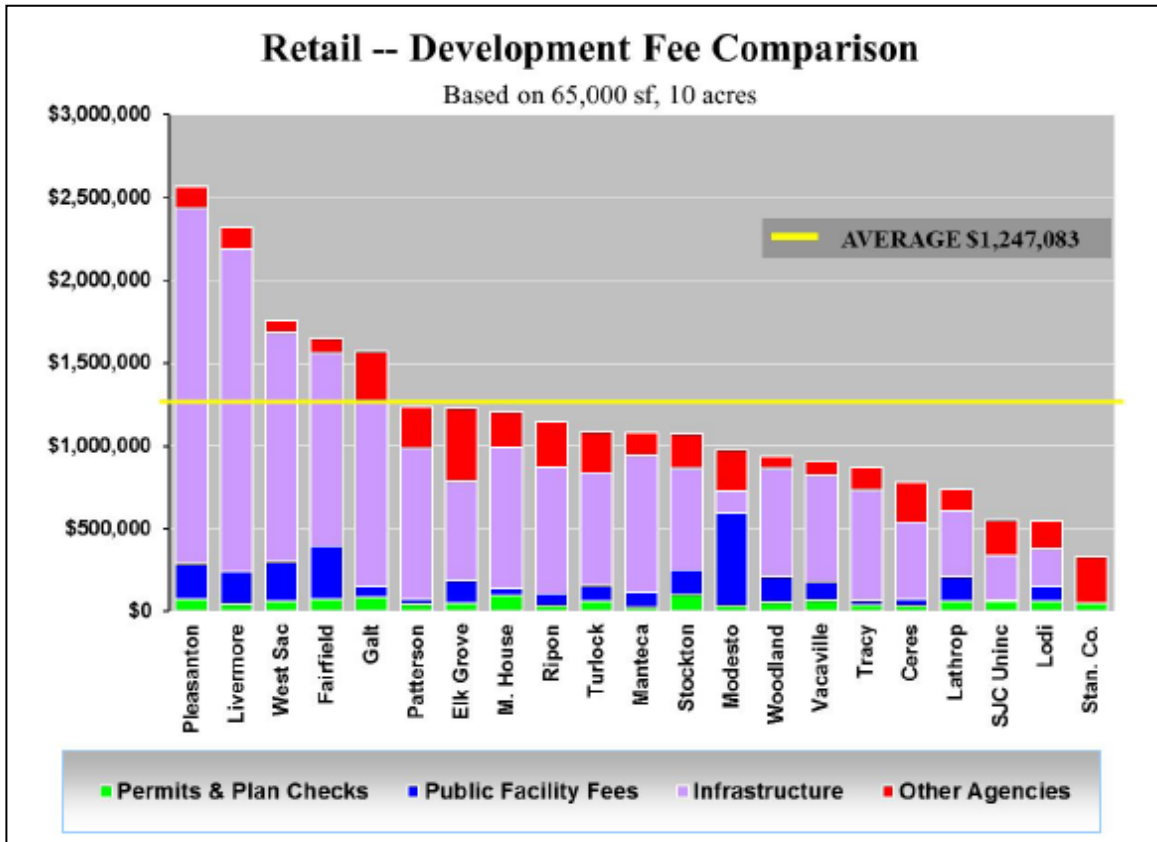
The development fees identified within the analysis related to new construction and included the respective jurisdictions fees related to Building Permit & Plan Check Fees, Public Facilities Fees, Infrastructure, Other Agencies, and Finance Districts & Taxes. For greater detail regarding the specific type of fees, refer to Attachment B for the complete SJP Development Fee Comparative Analysis.

Development Fee Comparative Findings - Charts by Model Type

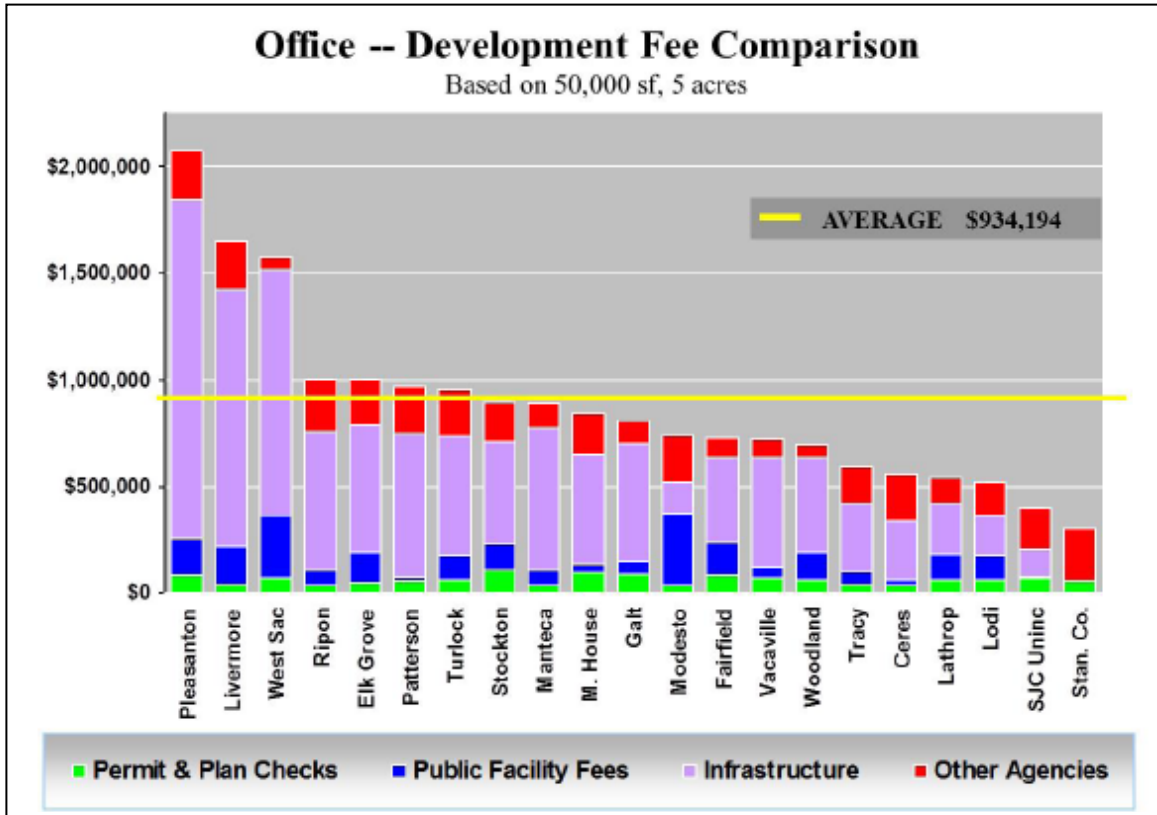
Residential

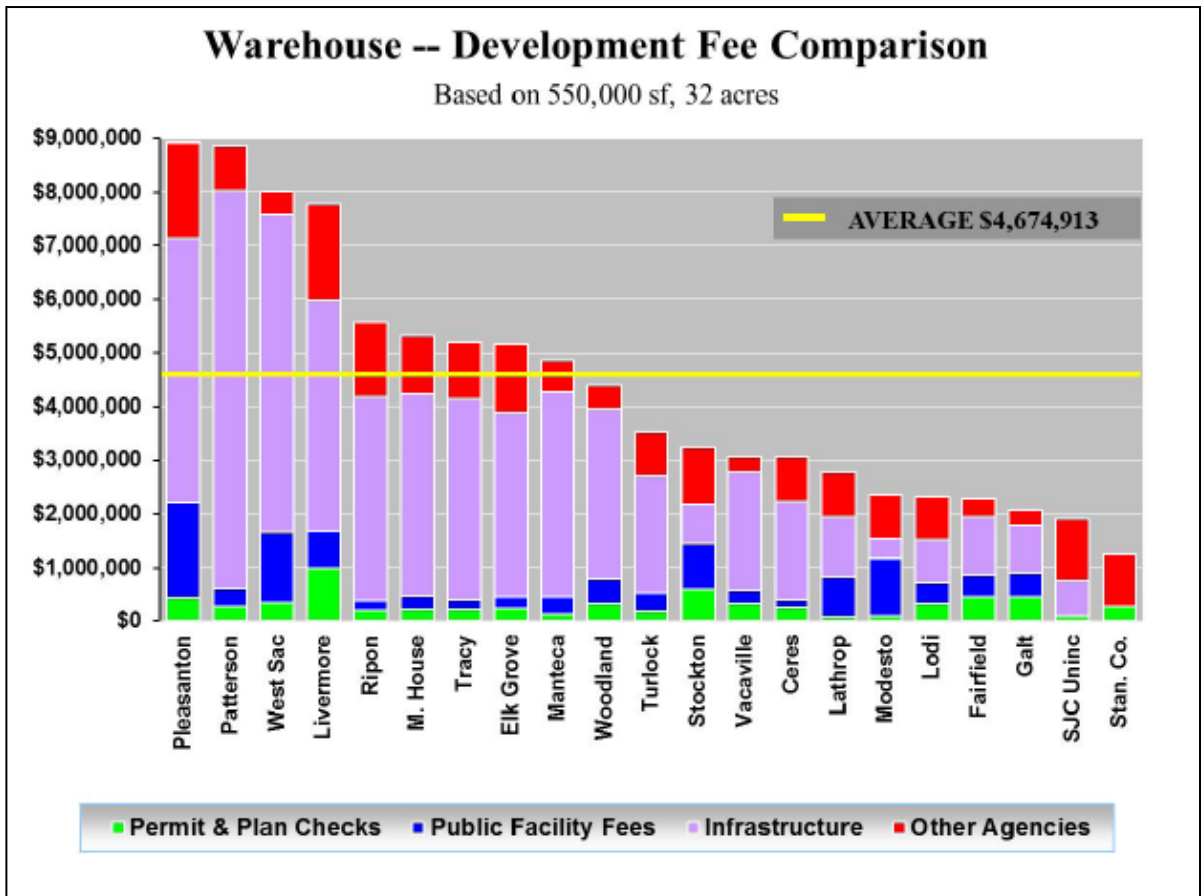


Retail

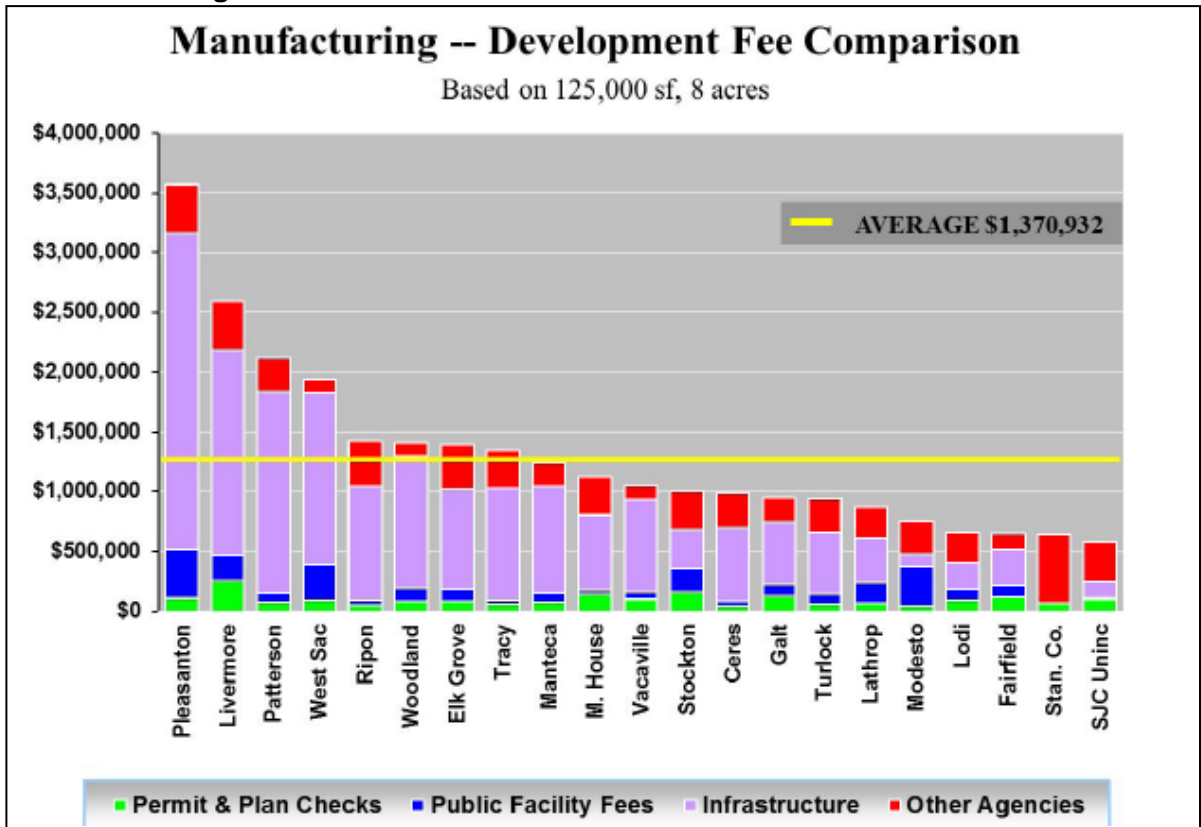


Office





Manufacturing



Tracy's Competitive Position

As shown in the Comparative Analysis, Tracy's development fee structure, for the six models analyzed, falls generally in the middle range among the regional competition. In other words, Tracy's development fees are generally lower than those jurisdictions closer to the Bay Area or along the Hwy 80 corridor, but are higher than some jurisdictions farther into the Central Valley. However, there are some development models (Office and Retail) where Tracy has even lower development fees than most of the jurisdictions in the Central Valley.

It is important to note that cities must follow very strict state regulations (AB 1600) when it comes to establishing impact fees. More specifically, the impact fees charged to new development must show a nexus to the infrastructure needed for those same developments. Cities cannot simply lower or raise development fees without some justification or relationship to the infrastructure needed. As such, if impact fees are lowered and development standards have not been correspondingly reduced, then there may be impacts to those city's general funds.

Tracy's development fees are competitively positioned in the region. The City's design standards and amenities funded by new development (bike / pedestrian trails, recreational facilities, library etc.) will ensure that Tracy is an attractive destination for quality job generating employers now and into the future. Tracy is positioned as the high value proposition for business investment and offers a superior service based on speed to market coupled with a superior location.

FISCAL IMPACT

This agenda item is a discussion item only. There is no fiscal impact to the General Fund.

RECOMMENDATION

This agenda item is a discussion item for Council discussion.

Prepared by: Andrew Malik, Development Services Director

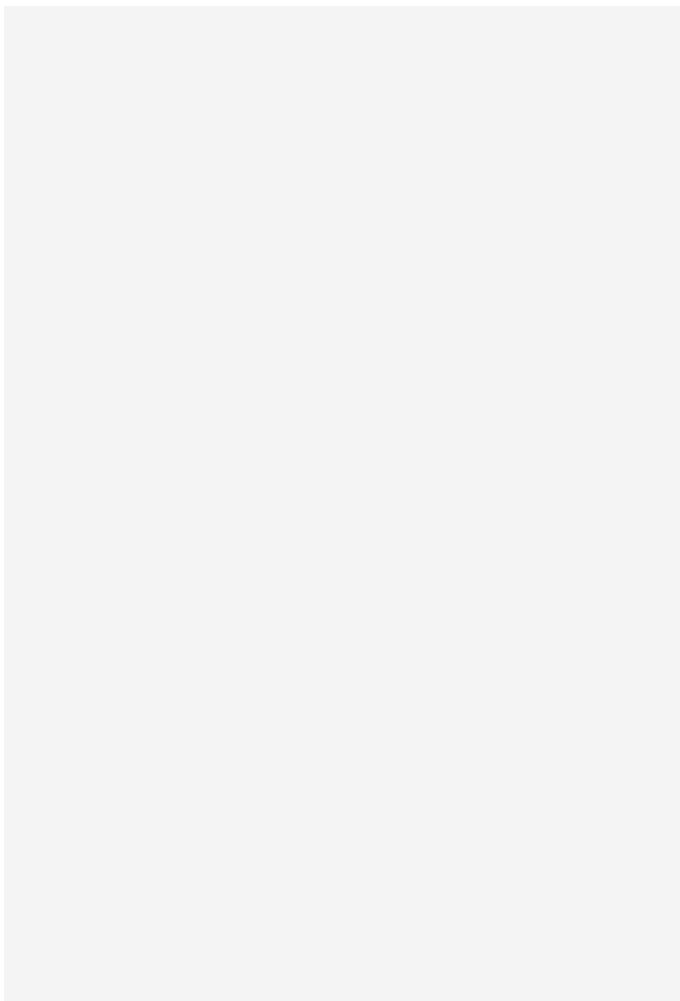
Approved by: Leon Churchill Jr., City Manager

Attachments: A – Area Development Magazine Site Selection Factors Article
B – San Joaquin Partnership Regional Development Fee Comparative Analysis

9th Annual Survey of Site Selection Consultants: Slightly More Optimism

For the ninth consecutive year, Area Development asked the consultants who work with corporate end-users of facilities — as well as with economic development organizations, i.e., oftentimes consultants wear two hats — to tell us about their clients' facility plans and priorities. More than 120 consultants responded. However, since only 37 percent of those responding to our latest Corporate Survey say they use the services of consultants when site selecting, the facility plans and priorities of the responding consultants' clients may be quite different than those of the Corporate Survey respondents. Let's see just how different they are.

Area Development Magazine Special Presentation (Q1 / Winter 2013)



**27th Annual
Corporate
Survey**
**9th Annual
Consultant
Survey**

The Responding Consultants' Clients

More than 50 percent of the responding consultants say they have worked on projects for durable good manufacturers as well as for distribution/logistics firms. About a third have also worked with non-durable goods and other manufacturers, as well as with those in the healthcare/life sciences industries and those who provide data- and computer-related services (Chart A).

More than 70 percent of the respondents to our Consultants Survey say they are providing location studies/comparative analyses to their clients; two thirds are negotiating and managing incentives on their clients' behalf; and 40 percent handle their clients' real estate transactions (Chart B).

About half of the respondents say they work primarily with mid-size firms in terms of their employment numbers (100-499), while more than a third also work with companies employing 500 or more people (Chart C).

 [Enlarge This Image](#)

Chart S: We also asked our Consultants Survey-takers to rate the site selection and quality-of-life factors as "very important," "important," "minor consideration," or "of no importance" in their clients' location decisions. The importance ratings and corresponding rankings, along with last year's consultants' ratings and rankings of the factors, are shown in Chart S and Chart T. Click 'enlarge' to see the full chart.

Enlarge This Image

Needless to say, nearly 90 percent of the responding consultants say executive management at their client firms is involved in the site selection process. The respondents to our 9th Annual Consultants Survey also say they work with their clients' real estate (63 percent), tax and finance (54 percent), and other business unit management (55 percent) (Chart D). In fact, more than 60 percent of the responding consultants say their clients have gathered preliminary data prior to engaging their services. About half also say their client firms have narrowed down the geographic area in which they wish to locate, and a fifth actually claim their clients defer to them on the final location decision (Chart E).

Interestingly, the consultants who responded to our survey are slightly more optimistic about the state of the economy than the respondents to our 27th Annual Corporate Survey: 33 percent of the consultants expect the economy to improve by the end of this year (Chart F), whereas only 21 percent of the corporate respondents expect it to do so. In fact, more than 40 percent of the responding consultants say their clients still plan to open new facilities or expand despite the sluggish U.S. economic recovery (less than a quarter of the Corporate Survey respondents made that claim). Yet, a third of the responding consultants also acknowledge that some clients are putting facility plans on hold and deferring capital spending as a result of anemic economic growth (Chart G).

Clients' New Facilities & Relocation Plans

A quarter of the respondents to our 9th Annual Consultants Survey say most of their clients who expect to open new facilities plan to do so within one year; more than half say their clients will open new facilities within two years (Chart H). Two thirds of the responding consultants also say their clients will open just one new facility (Chart I) — fewer new facilities than our Corporate Survey respondents say they are planning, but perhaps this is because the responding consultants are only engaged by their clients on one project at a time. The respondents to our Consultants Survey are primarily working on domestic projects slated for the South Atlantic — North Carolina, South Carolina, Virginia, West Virginia (16 percent of the projects); the South — Alabama, Florida, Georgia, Louisiana, Mississippi (15 percent); and the Southwest (Arizona, New Mexico, Oklahoma, Texas (13 percent) (Chart J), regions that are also heavily favored by our Corporate Survey respondents. When considering all of the new domestic facilities projects the responding consultants are working on, about 30 percent will be manufacturing plants and a quarter will house warehouse/distribution operations (Chart K).

As for expected new foreign facilities, the respondents to our Consultants Survey say many of the ones they are working on will be in Canada (17 percent) as well as Mexico (16 percent); 15 percent in Asia; and more than 10 percent in Western Europe as well as South America (Chart L). Interestingly, the respondents to our 27th Annual Corporate Survey also slated more than 10 percent of their foreign projects for each of these latter two regions, but far fewer for our neighbors to the north and south. Of those clients' projects slated for Asia, China will garner the largest share — 29 percent (Chart M).

More than a third of the responding consultants' clients' new foreign facilities will be manufacturing operations, with 17 percent expected to house warehouse/distribution centers (Chart N). Additionally, 28 percent of the consultants say they have seen an increase in the number of companies establishing foreign facilities as opposed to domestic ones (Chart O). Nonetheless, two thirds say their clients are not expecting to locate a foreign operation/facility back to the United States. Of the third of the consultants who say their clients will re-shore, more than half explain that this is because their clients are having product quality issues at their foreign facilities and are also concerned about the cost of transporting supplies/products from overseas. More than a third cite rising foreign labor costs, and nearly 30 percent say their clients are encountering rising energy costs as well as having problems finding qualified and/or English-speaking labor (Chart P).

We also asked the Consultants Survey-takers about their clients' domestic relocation plans. More than 80 percent say that their clients who expect to relocate a domestic facility will do so within one or two years. Of their clients planning relocations, proximity to suppliers/markets served as well as the need to lower labor costs, seems to be driving the decision (Chart Q).

When asked why their clients are not spending more of their money on investment in U.S. facilities, about half of the responding consultants blamed high taxes and excessive government regulations, as well as uncertainty about taxes and regulations for 2013 and beyond (Chart R). The respondents to our 27th Annual Corporate Survey had similar concerns.

Clients' Site Selection Priorities

We also asked our Consultants Survey-takers to rate the site selection and quality-of-life factors as "very important," "important," "minor consideration," or "of no importance" in their clients' location decisions. The importance ratings and corresponding rankings, along with last year's consultants' ratings and rankings of the factors, are shown in Chart S and Chart T.

Before examining the specific factors, it should be noted that eight of the top-10 factors are rated "very important" or "important" by at least 90 percent of the responding consultants. However, only two factors (labor costs and highway accessibility) received importance ratings of more than 90 percent by the respondents to the 27th Annual Corporate Survey. Nevertheless, the respondents to our Consultants Survey consider the same three site selection factors as top priorities as do the respondents to our Corporate Survey — in slightly different order.

The responding consultants rank highway accessibility as the number-one factor, with a 98.3 percent combined

Combined Ratings* of 2012 Factors

Ranking	2012	2011
1. Highway accessibility	98.3	98.3
2. Availability of skilled labor	98.3	98.3
3. Labor costs	98.3	98.3
4. Proximity to skilled labor	98.3	98.3
5. Skilled or "lean" workforce	98.3	98.3
6. Proximity to suppliers/markets	98.3	98.3
7. Tax incentives	98.3	98.3
8. Energy availability and costs	98.3	98.3
9. Low crime rate	98.3	98.3
10. Environmental regulations	98.3	98.3
11. Proximity to major highways	98.3	98.3
12. Proximity to major airports	98.3	98.3
13. Proximity to major ports	98.3	98.3
14. Availability of advanced ICT services	98.3	98.3
15. Environmental regulations	98.3	98.3
16. Proximity to major highways	98.3	98.3
17. Proximity to major airports	98.3	98.3
18. Proximity to major ports	98.3	98.3
19. Availability of advanced ICT services	98.3	98.3
20. Environmental regulations	98.3	98.3
21. Proximity to major highways	98.3	98.3
22. Proximity to major airports	98.3	98.3
23. Proximity to major ports	98.3	98.3
24. Availability of advanced ICT services	98.3	98.3
25. Environmental regulations	98.3	98.3
26. Proximity to major highways	98.3	98.3
27. Proximity to major airports	98.3	98.3
28. Proximity to major ports	98.3	98.3
29. Availability of advanced ICT services	98.3	98.3
30. Environmental regulations	98.3	98.3
31. Proximity to major highways	98.3	98.3
32. Proximity to major airports	98.3	98.3
33. Proximity to major ports	98.3	98.3
34. Availability of advanced ICT services	98.3	98.3
35. Environmental regulations	98.3	98.3
36. Proximity to major highways	98.3	98.3
37. Proximity to major airports	98.3	98.3
38. Proximity to major ports	98.3	98.3
39. Availability of advanced ICT services	98.3	98.3
40. Environmental regulations	98.3	98.3
41. Proximity to major highways	98.3	98.3
42. Proximity to major airports	98.3	98.3
43. Proximity to major ports	98.3	98.3
44. Availability of advanced ICT services	98.3	98.3
45. Environmental regulations	98.3	98.3
46. Proximity to major highways	98.3	98.3
47. Proximity to major airports	98.3	98.3
48. Proximity to major ports	98.3	98.3
49. Availability of advanced ICT services	98.3	98.3
50. Environmental regulations	98.3	98.3
51. Proximity to major highways	98.3	98.3
52. Proximity to major airports	98.3	98.3
53. Proximity to major ports	98.3	98.3
54. Availability of advanced ICT services	98.3	98.3
55. Environmental regulations	98.3	98.3
56. Proximity to major highways	98.3	98.3
57. Proximity to major airports	98.3	98.3
58. Proximity to major ports	98.3	98.3
59. Availability of advanced ICT services	98.3	98.3
60. Environmental regulations	98.3	98.3
61. Proximity to major highways	98.3	98.3
62. Proximity to major airports	98.3	98.3
63. Proximity to major ports	98.3	98.3
64. Availability of advanced ICT services	98.3	98.3
65. Environmental regulations	98.3	98.3
66. Proximity to major highways	98.3	98.3
67. Proximity to major airports	98.3	98.3
68. Proximity to major ports	98.3	98.3
69. Availability of advanced ICT services	98.3	98.3
70. Environmental regulations	98.3	98.3
71. Proximity to major highways	98.3	98.3
72. Proximity to major airports	98.3	98.3
73. Proximity to major ports	98.3	98.3
74. Availability of advanced ICT services	98.3	98.3
75. Environmental regulations	98.3	98.3
76. Proximity to major highways	98.3	98.3
77. Proximity to major airports	98.3	98.3
78. Proximity to major ports	98.3	98.3
79. Availability of advanced ICT services	98.3	98.3
80. Environmental regulations	98.3	98.3
81. Proximity to major highways	98.3	98.3
82. Proximity to major airports	98.3	98.3
83. Proximity to major ports	98.3	98.3
84. Availability of advanced ICT services	98.3	98.3
85. Environmental regulations	98.3	98.3
86. Proximity to major highways	98.3	98.3
87. Proximity to major airports	98.3	98.3
88. Proximity to major ports	98.3	98.3
89. Availability of advanced ICT services	98.3	98.3
90. Environmental regulations	98.3	98.3
91. Proximity to major highways	98.3	98.3
92. Proximity to major airports	98.3	98.3
93. Proximity to major ports	98.3	98.3
94. Availability of advanced ICT services	98.3	98.3
95. Environmental regulations	98.3	98.3
96. Proximity to major highways	98.3	98.3
97. Proximity to major airports	98.3	98.3
98. Proximity to major ports	98.3	98.3
99. Availability of advanced ICT services	98.3	98.3
100. Environmental regulations	98.3	98.3

Chart T: Click 'enlarge' to see the full chart.

CONSULTANTS COMMENTARY

Survey Results Point to a

**"Positive Hold"**

Brett Hunsaker,
executive vice president and
regional managing director at
Newmark Grubb Knight Frank

"very important" or "important" rating, exactly the same as the prior year's Consultants Survey's respondents. Availability of skilled labor is ranked second with a 96.5 percent importance rating, and labor costs is ranked third with a 93 percent combined importance rating.

**Emergence of
Big Data Affects
Corporate
Survey**

**Respondents' Priorities**

Bill Luttrell, senior locations
strategist at Werner Enterprises

In keeping with the importance of labor costs, the consultant's tenth-ranked factor is low union profile, with an 89.2 percent combined rating, representing a seven percentage point year-over-year increase — the third-largest jump in importance among the site selection factors in the Consultants Survey. Nonunion labor is traditionally lower-cost than organized labor with its concomitant benefits. The responding consultants agree with the Corporate Survey respondents in that 61 percent say unemployment rates are not making it easier for their clients to find the labor they need (Chart U). More than 80 percent of the consultants also say the unemployed are lacking the advanced skills their client companies require (Chart V). This may be why only 49 percent of the respondents to our Consultants Survey rate availability of unskilled labor as "very important" or "important," similar to our corporate respondents, and placing this factor 24th in priority. Nevertheless, fully two thirds of the responding consultants believe that their clients are less than 25 percent dependent on contract or contingent labor (Chart W).

**A Lackluster
Recovery**

Ed McCallum,
senior principal at
McCallum Sweeney

Consulting

This lack of skilled labor has resulted in huge increases in the importance of proximity to technical college/training as well as training programs in general. These two factors show the greatest increases among site selection factors in their importance ratings by the consultants — jumping 19.4 and 13.2 percentage points, respectively, and now considered "very important" or "important" by more than three quarters of the responding consultants. Proximity to technical college/training also showed the largest percentage increase in importance in the Corporate Survey.

**"Caution" Is the
Watchword in
the Current
Recovery**



David Munson, Consultant

The factor showing the biggest jump in the consultants' rankings is expedited or fast-track permitting — up five spots from 10th place in the prior year's Consultants Survey to fifth position this year. Consultants know the importance of speed to market and getting a client's project up and running quickly. Consequently, in a related question, more than 80 percent claim the existence of an available building is very or somewhat important in their clients' site searches (Chart X), and more than three quarters affirm the importance of a shovel-ready or pre-certified site (Chart Y).



**Corporate
Survey Results
Mirror General
Market Trends**

Christopher B. Schastok, vice
president at Jones Lang
LaSalle

Proximity to major markets is ranked fourth by the consultants, with a combined "very important" or "important" rating of 92.9 percent. Two other market-access factors — railroad service and waterway or ocean port accessibility — also show increases in their importance ratings, although the consultants still rank them at the bottom of the list of site selection factors considered by their clients in the location search.

**Incentives Are
Still Important**

Andrew Shapiro,
managing director at
Biggins Lacy
Shapiro & Company



State and local incentives is ranked sixth among the site selection factors, and tax exemptions and corporate tax rate are tied for seventh position; all three of these factors are considered "very important" or "important" by more than 90 percent of the responding consultants. This is not surprising considering 61 percent of the consultants say incentives have always been of great importance to their clients (Chart Z). Remember, 70 percent of the Corporate Survey respondents say incentives are very or somewhat important to moving a project forward in a particular location.



**Corporate
Survey Reflects
the New
Economic
Normal**

Thomas Stringer, Business
Advisory Services, Ryan &
Company

Three quarters of the responding consultants say tax credits, exemptions, and the like are most important to their clients, and more than half say worker training incentives are equally important (Chart AA). Unfortunately, almost 30 percent of the consultants claim that their clients have had to repay incentives monies because job creation or investment obligations were not met (Chart BB).

Nearly half of the consultants responding to our 9th Annual Consultants Survey also have found communities offering incentives for "green initiatives," although only 23 percent say their clients have encountered "green performance" requirements as a stipulation for receiving incentives (Chart CC).

This is important since energy availability and costs is considered "very important" or "important" by 89.3 percent of the responding consultants, placing this factor in ninth position. In fact, more than 40 percent of the consultants say high energy costs are affecting their clients' facility operations (Chart DD). Two thirds also say sustainable development is more important to their clients now than in the past (Chart EE). In response to this, three quarters of the consultants say their clients are making energy-saving modifications to their facilities; about two thirds say their clients are also recycling or re-using waste products; and more than half claim clients are seeking LEED certification for new or existing facilities (Chart FF).

Finally, in a response similar to that given by the Corporate Survey respondents, 85 percent of the responding consultants say their clients consider the existence of businesses in the area of search performing similar activities to theirs, with the same percentage considering this factor as very or somewhat important (Chart GG).

In the separate ranking of quality-of-life factors, the respondents to our 9th Annual Consultants Survey consider colleges and universities in area the number-one factor, with nearly 80 percent rating it as "very important" or "important" — a 10.2 percentage point increase over this factor's ranking in the year-prior survey.

The responding consultants consider low crime rate nearly as important, ranking it second, followed by educational and housing factors. With housing costs having dropped dramatically over the last few years in many parts of the country, this factor showed the largest decrease in its combined importance rating among all factors considered by the consultants — site selection and quality-of-life (-19.4 percentage points). And the cultural opportunities factor showed a 14.8 percent decrease in importance, achieving only a 43.8 percent combined importance rating and ranking last among quality-of-life factors on the consultants' list.

Consultants' Sources

of Information Similar to the Corporate Survey respondents, nearly three quarters of the responding consultants have used magazines like Area Development as a source of information when site selecting for their clients over the past two years. A similar percentage has used economic data aggregators. Needless to say, personal visits to areas of interest remain the top source of information as claimed by 84 percent of the consultants.

More than half of the consultants who took our survey maintain their own site selection database; yet nearly all (90 percent) also search the Internet for site and facility planning information. They are primarily looking for data on specific locations and contact information for economic development agencies (87 percent). Two thirds are seeking listings of available sites and buildings, e.g., utilizing FastFacility. More than 80 percent say between one and five locations make their clients' "short list," and nearly 60 percent say they and their clients generally visit up to five locations before making a final site selection decision. And, 88 percent of the respondents claim their clients usually reach a site decision within one year of engaging their services.

Combined Ratings* of 2012 Factors

CHART T

Consultants Survey 2012

Site selection factors	2012	2011
Ranking		
1. Highway accessibility	98.3	98.3 (1)**
2. Availability of skilled labor	96.5	93.6 (4)
3. Labor costs	93.0	96.3 (2)
4. Proximity to major markets	92.9	93.8 (3)
5. Expedited or "fast-track" permitting	92.8	86.4 (10)
6. State and local incentives	91.1	88.3 (7)
7. Tax exemptions	90.3	86.9 (9)
7I. Corporate tax rate	90.3	85.0 (11)
9. Energy availability and costs	89.3	88.4 (8)
10. Low union profile	89.2	82.7 (13)
11. Occupancy or construction costs	88.3	87.1 (8)
12. Available land	86.6	92.7 (5)
13. Accessibility to major airport	83.6	80.3 (15)
14. Availability of advanced ICT services	81.9	81.2 (14)
15. Environmental regulations	81.1	79.0 (17)
16. Proximity to suppliers	80.9	83.9 (12)
17. Available buildings	80.1	79.1 (16)
18. Training programs	77.4	64.2 (20)
19. Inbound/outbound shipping costs	76.5	76.5 (18)
20. Right-to-work state	75.9	75.0 (19)
21. Proximity to technical college/training	75.4	56.0 (23)
22. Raw materials availability	65.4	61.2 (22)
23. Availability of long-term financing	61.2	63.0 (21)
24. Availability of unskilled labor	49.0	51.4 (24)
25. Railroad service	44.7	38.2 (25)
26. Waterway or oceanport accessibility	32.1	26.1 (26)
Quality-of-life factors		
Ranking		
1. Colleges and universities in area	79.8	69.6 (4)
2. Low crime rate	78.4	76.6 (2)
3. Ratings of public schools	73.7	76.8 (1)
4. Healthcare facilities	69.3	69.4 (5)
5. Housing availability	57.5	66.1 (6)
6. Recreational opportunities	54.3	52.2 (9)
7. Housing costs	52.7	72.1 (3)
8. Climate	51.8	52.7 (8)
9. Cultural opportunities	43.8	58.6 (7)

*All figures are percentages and are the total of "very important" and "important" ratings of the Area Development Consultants Survey and are rounded to the nearest tenth of a percent.

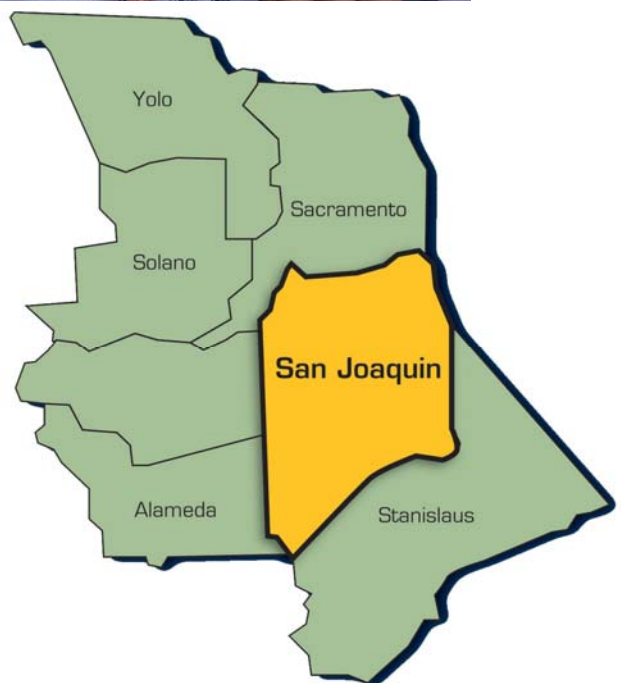
**[2011 ranking]



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

REGIONAL DEVELOPMENT FEE COMPARATIVE ANALYSIS



Prepared by:

San Joaquin Partnership

Published March 2013

Based on Fee Schedules Effective July 2012

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EXECUTIVE SUMMARY

This Regional Development Fee Comparative Analysis is the fourth publication that has been prepared by the San Joaquin Partnership on behalf of our public and private sector investors. The purpose of the study is to provide a comparative basis for regional competitiveness.

The comparative analysis of this report provides a snapshot of the permitting, infrastructure, mitigation and finance district costs of twenty-one (21) jurisdictions utilizing six basic land use models.

The eighteen cities and three unincorporated county regions represent what is often described as third tier cities of the San Francisco Bay Area, and as such are most frequently seen as comparable regions for new business development. The Partnership is appreciative of those agencies that cooperated in the completion of this data.

In the analysis of multiple fee systems, it was evident that an atypical model would be required to illustrate and compare the land use type of residential (single-family and multi-family), commercial (retail and office), and industrial (logistics and manufacturing). This information has been articulated in the report itself.

Other Market Influences and Considerations

The comparative analysis of permits, infrastructure and mitigation fees contained in this report, and how the data is viewed in terms of competitive market position should be seen in light of other market influences.

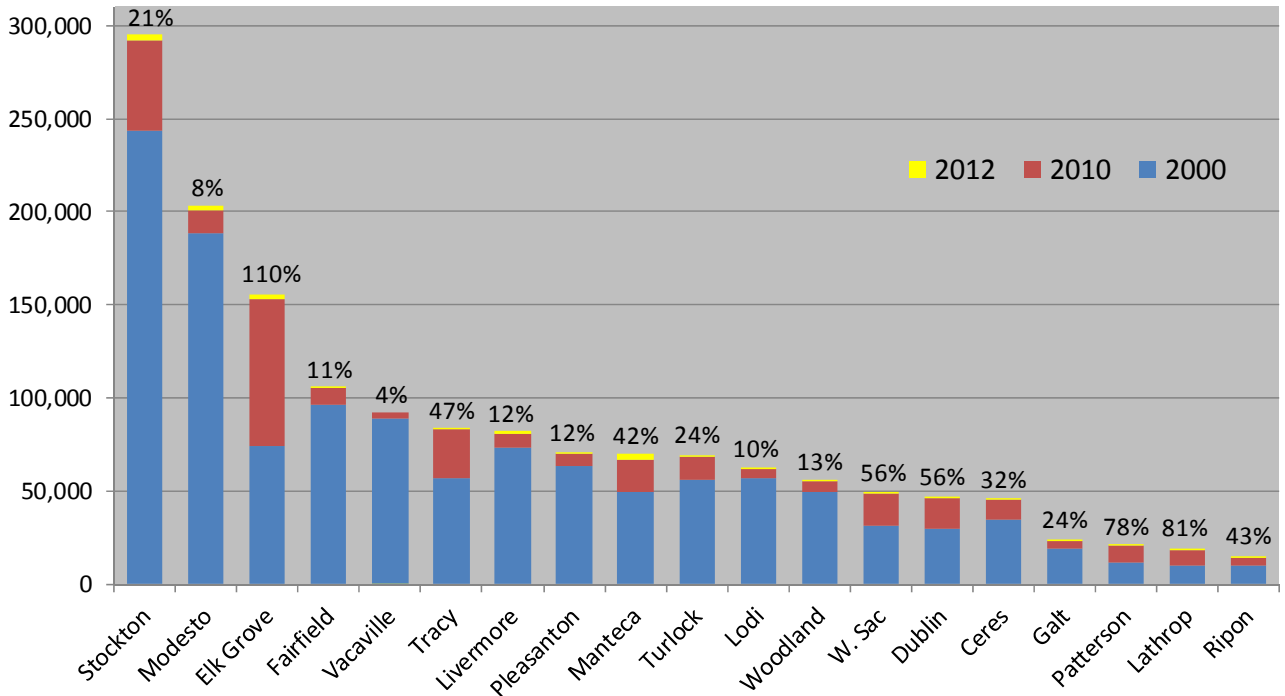
Some of the conditions that most significantly influence the market and competitive relationships are:

- Land Availability and Cost are significant underlying elements influencing competitive market positions. These factors are being felt across all categories including residential, retail, office and industrial properties. The entitlement process for land has now become one of the most costly and time consuming efforts shaping our competitive landscape. *(No graphic displayed.)*
- Population Growth as it relates to the percentage of increase from 2000 to 2007 in comparison to total estimated population increase/decrease as of January 2012.
- Median Household Income and its relationship to affordability and disposable income.
- Housing Costs as a factor in reflecting development costs and development attraction.
- Cost-of-Living, a cumulative indicator of competitive relationship.
- Unemployment Rate as a factor in workforce, business attraction, and community cost.

Collectively, these factors reflect the regional relationship in many economic terms and provide the basis for our competitive relationship within the study area. Figure A illustrates the growth in population from the year 2000 to 2012. Figures B - D illustrate the pattern and relationship between cost-of-living, household income and housing costs. Figure E illustrates the unemployment rate as an inverse relationship to the other factors, which is expected, reflecting the need to focus on job development and a favorable position on costs related to business attraction and development.

Figure A

Population Growth Since 2000



Source: 2000 & 2010 U.S. Census
 State of California, Department of Finance, E-1 Population Estimates for Cities, Counties, and the State with Annual Percent Change — January 1, 2011 and 2012. Sacramento, California, May 2012.

Figure B

Median Household Income



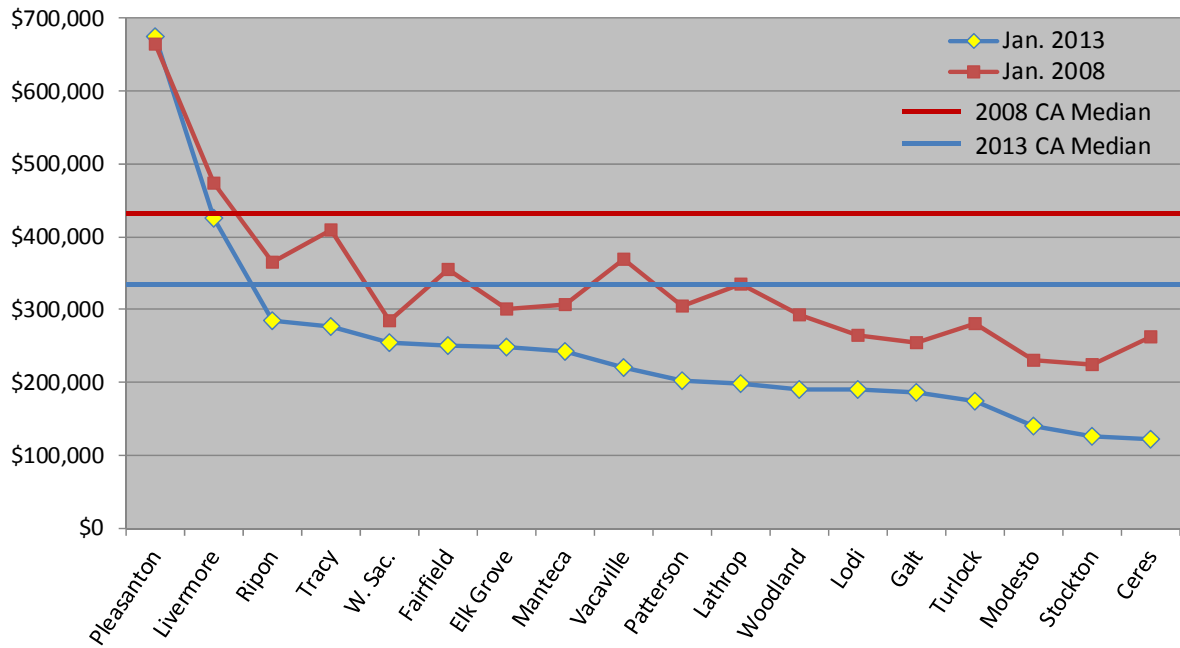
Source: U.S. Department of Commerce: State & County Quickfacts, Median Household Income 2007-2011

County	Alameda	Solano	Yolo	Sacramento	San Joaquin	Stanislaus
Median Household Income	\$70,821	\$69,914	\$57,920	\$56,553	\$53,764	\$50,671

Figure C

Housing Costs – Median Sale Price

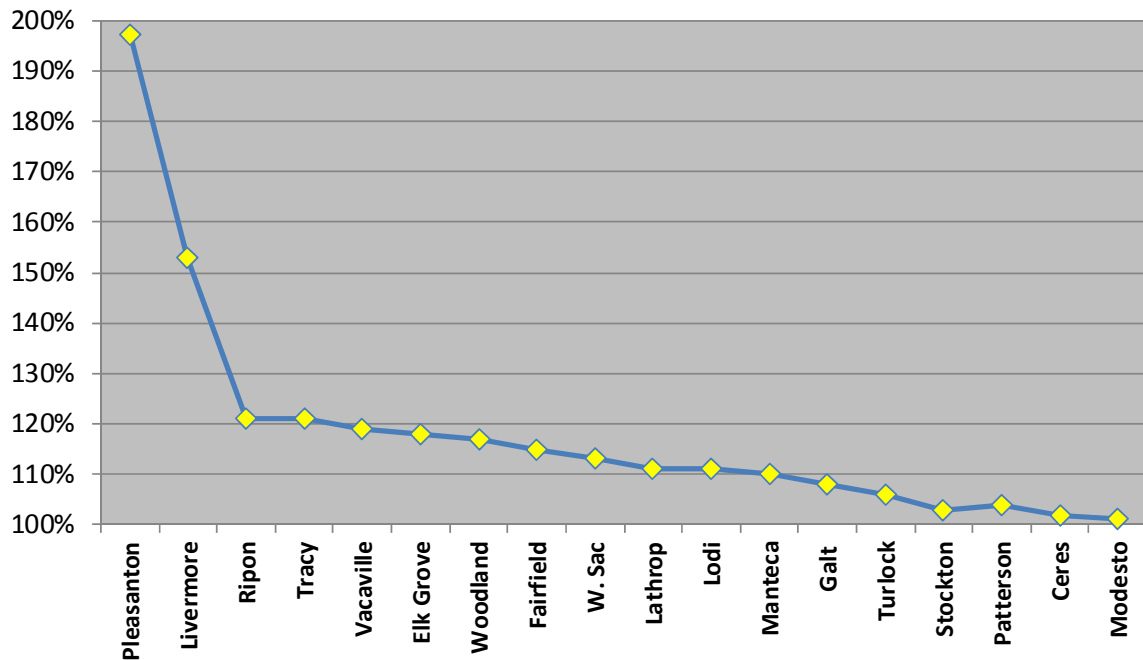
Jan. 2008 vs. Jan. 2013



Source: DataQuick & CA Association of Realtors

Figure D

Cost of Living Percentages

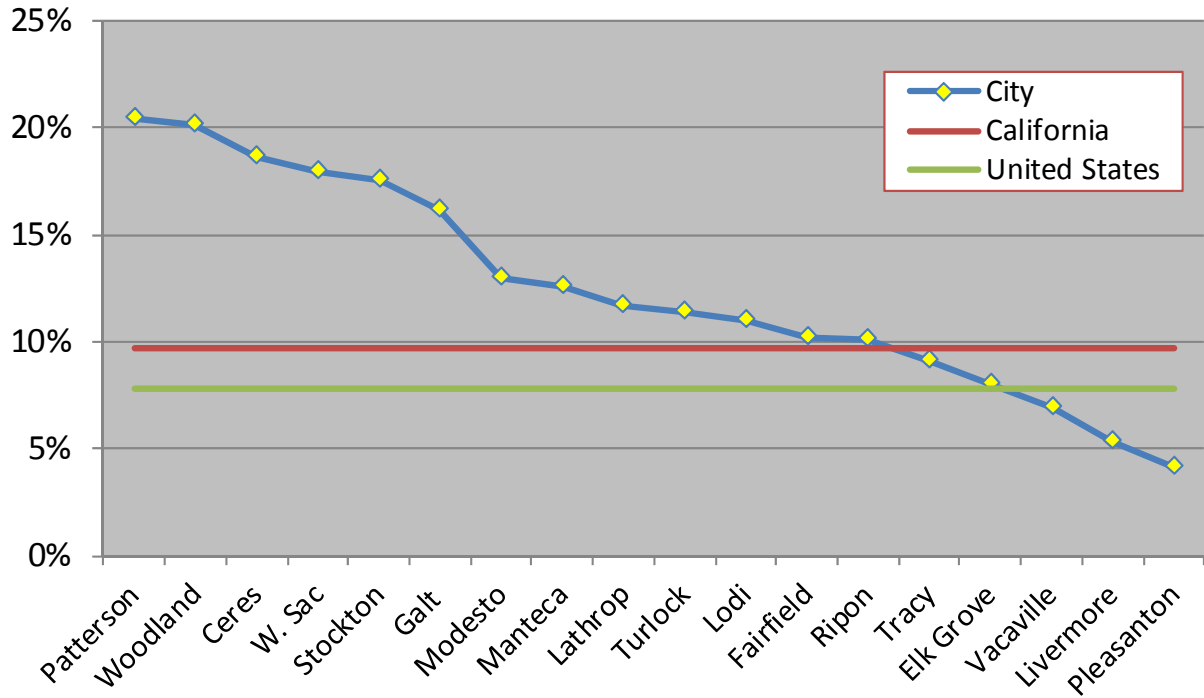


100% = National Average

Source: www.bestplaces.net, Cost of Living Percentages

Figure E

Unemployment Rate December 2012



Source: CA Employment Development Department, Labor Market Division (December 2012)



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DISCLAIMER FOR FEE CALCULATION ANALYSIS

The figures in this San Joaquin Partnership (SJP) fee calculation analysis are estimates meant for comparing development fees between different communities and development areas. The San Joaquin Partnership completed the fee calculation analyses for the cities of Livermore, Patterson, and Mountain House (San Joaquin County Unincorporated Community).

The analysis is not designed to be an exact calculation of the fees payable at the issuance of a building permit. For example the analysis does not include pre-development fees such as zoning, subdivision, environmental, engineering and other miscellaneous fees. In addition, sewer and water calculations do not include usage fees.

Finally, the San Joaquin Partnership makes no representation that all items for all areas are current as of today. Some of the fees/taxes/assessments may have been updated by the jurisdiction since estimates shown in the analysis were calculated.

CLARIFICATIONS AND COMMENTS

The following information is intended to provide explanation of specific sections or line items in the data represented. There are deviations in the information provided and/or calculated, which tend to alter a direct comparison between entities. These comments are intended to bring understanding and clarification of these issues to the reader.

Agricultural Preservation and /or Mitigation Programs

There are several significantly different approaches to agricultural preservation. Some jurisdictions require the private acquisition and dedication of a permanent easement, while others require payment of a fixed fee payable at the time of development. Where such a program and fee has been identified, it is shown in the appropriate column and footnoted. The columns contain a zero (\$0.00) value have been footnoted if one of the following cases were applicable: acquisition of a private preserve is required; the developer of the area studied has already satisfied the mitigation requirement; or when a prior development agreement is in place.

California Building Standard Commission (CBSC) – SB 1473

SB 1473 became effective in 2009 throughout the State of California. This State mandated surcharge is applicable on both residential and nonresidential building permits. The fee is uniformly charged within all jurisdictions and has been accounted for within this study. Some regions may impose an administration fee causing a small variance to other communities.

Finance Districts & Annual Taxes

All attempts have been made to identify applicable Assessment Districts (AD), Community Facility Districts (CFD), Maintenance Districts, Benefit Districts, Fire Districts and other annual tax fees. When applicable, these numbers have been entered for each model by jurisdiction. Typically, these fees are tied to a specific geographical area and/or parcel, therefore a reflection of “no fee” or zero (\$0.00) for a jurisdiction may not be relevant for an actual parcel in that region.

Habitat Mitigation and/or Open Space Conservation Programs

There are several significantly different approaches to habitat mitigation and open space conservation. Some jurisdictions require the private acquisition and dedication of a permanent easement, while others require payment of a fixed fee payable at the time of development. Where such a program and fee has been identified, it is shown in the appropriate column and footnoted. The columns contain a zero (\$0.00) value have been footnoted if one of the following cases were applicable: acquisition of a private preserve is required; the developer of the area studied has already satisfied the mitigation requirement; or when a prior development agreement is in place.

Models

Although a model structure was provided for each jurisdiction to base the calculations of the six study areas, some chose to use a different RAE factor in the residential models. Known variances have been noted within the study.

Other Agency Fees

Other agency fees have been broken into a separate category for the purpose of this study. These fees may be collected by the local jurisdiction at time of building permit, but the jurisdiction does not typically have control over rate structure or administration of the program(s). An example would be School District Fees, County Facility Fees, Regional Transportation Impact Fees, etc.

Plumbing, Mechanical, & Electrical (PME) Permit Fees

Some jurisdictions base the calculation of the PME fees on the number of fixtures and/or other variables. Since this information was not indicated in the models for this study, those jurisdictions were unable to provide a cost associated with these permits. Therefore a zero (\$0.00) dollar amount in the PME column has been entered.

San Joaquin and Stanislaus Counties

The modeling of the two unincorporated jurisdictions for San Joaquin County and Stanislaus County may not represent the costs for potable water, wastewater and storm drainage whereas they are assumed to be onsite. The exception would be when services may be provided to the site by an adjacent municipality. Where applicable, this omission of costs tends to negate the comparison absent municipal services cost distribution.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

In March of 2006, the SJVAPCD adopted an Indirect Source Review that requires projects above a certain threshold to either mitigate certain air pollutants or pay a fee to be used to offset impacts by others. This fee is currently being implemented, but it is not reflected in any of the models due to the complex analysis performed by the District's engineers using their modeling program. For information about the Indirect Source Rule program, please visit the SJVAPCD website at www.valleyair.org.

Temporary Fee Reduction Programs

Several jurisdictions implemented a temporary incentive to reduce certain development fees and permit costs in order to spur development during the recession. For the purpose of this study, the incentive programs were not taken into account unless they were of a permanent incentive or fee reduction program. When identified, the incentive and/or fee reduction program is referenced in the footnotes.

Zero Entry

The fee categories were selected to distinguish costs or unique charges, however these defined areas may not apply to all agencies or models. Where a cost or charge has not been identified as applicable, a zero (\$0.00) amount has been entered in the space.

Mountain House Community, San Joaquin County Unincorporated

In each of the models for the Mountain House Community, the categories under capital infrastructure for potable water, wastewater and storm water do not reflect an amount but are footnoted. These infrastructure elements were financed and constructed by the developer, and capital reimbursement is charged at the time of sale to a project developer and/or merchant builder. Thus no fee is shown which negates the direct comparison in the models.

METHODOLOGY

Background

The San Joaquin Partnership has prepared this report to provide a comparative analysis of development fees charged for industrial, residential, retail and office projects. Twenty-one (21) jurisdictions were identified to include eight (8) jurisdictions in San Joaquin County and thirteen (13) outside of San Joaquin County, which are considered comparable jurisdictions for employment projects. Although fees may vary between site locations being developed within a jurisdiction, every effort was made to identify standard fees for each region. The 21 communities included in this study are as follows:

San Joaquin County

1. **City of Lathrop** (*Comparative Sites: Mossdale Landing for residential and commercial models; and East Lathrop for industrial models*)
2. **City of Lodi** (*Comparative Sites: Westside for residential models; not site specific for commercial models; and East Side for the industrial models*)
3. **City of Manteca** (*Comparative Sites: Tesoro Subdivision for SFDU residential model and not site specific for the MFDU residential model; Stadium Center for commercial models; and Pacific Business Park for the industrial models*)
4. **City of Ripon** (*Comparative Sites: Not site specific for all residential, commercial and industrial models*)
5. **San Joaquin County**¹ (*Comparative Sites: Oakwood Lake for residential models; not site specific for commercial models; and 1600 N. Budiselich Rd for the industrial models*)
6. **San Joaquin County**²- Mountain House (*Comparative Sites: Mountain House for residential and commercial with the industrial study area being north of Byron Road.*)
7. **City of Stockton** (*Comparative Sites: West Lake Villages for residential and commercial models; and NorCal Logistics (formerly known as Arch Road Logistics) for the industrial models*)
8. **City of Tracy** (*Comparative Sites: Plan C for SFDU residential model and South ISP for MFDU residential model; NWC Corral Hollow & Grant Line Road for commercial retail model; Gateway for commercial office model; and Northeast Industrial Area Phase I for industrial warehouse model and Northeast Industrial Area Phase II for the industrial manufacturing model*)

¹ The modeling of the two unincorporated jurisdictions for San Joaquin County and Stanislaus County is not representative of the costs for potable water, wastewater and storm drainage whereas they are assumed to be onsite. The exception would be where services may be provided to the site by an adjacent municipality. Where applicable, this omission of costs tends to negate the comparison absent municipal services cost distribution.

² In the Mountain House, San Joaquin County models, some fees relative to infrastructure for water, wastewater and storm drainage were developer financed with debt recovery as part of the monthly user charge.

Comparative Region

1. **Alameda County – City of Livermore** (*Comparative Sites: Not site specific for all residential, commercial and industrial models*)
2. **Alameda County – City of Pleasanton** (*Comparative Sites: Not site specific for all residential, commercial and industrial models*)
3. **Sacramento County – City of Elk Grove** (*Comparative Sites: Laguna Ridge for residential and commercial models; and Highway 99 & Grant Line Road for industrial models*)
4. **Sacramento County – City of Galt** (*Comparative Sites: Not site specific for SFDU residential model and Not North East Area for MFDU residential, commercial and industrial models*)
5. **Solano County – City of Fairfield** (*Comparative Sites: Garibaldi Ranch for SFDU residential model and Cordelia Area for MFDU residential model; not site specific for commercial models; and Solano Business Park for industrial models*)
6. **Solano County – City of Vacaville** (*Comparative Sites: Not site specific for all residential, commercial and industrial models*)
7. **Stanislaus County – City of Ceres** (*Comparative Sites: Not site specific for residential, commercial and industrial models*)
8. **Stanislaus County – City of Modesto** (*Comparative Sites: 3700 Cambrooke Court for SFDU residential model and 3117 Chandon Drive for MFDU residential model; 3400 Hashem Drive for commercial retail model and SWC Kiernan & Dale Roads for commercial office model; 1001 Oates Court for industrial warehouse model and 1733 Morgan Road for industrial manufacturing model*)
9. **Stanislaus County – City of Patterson** (*Comparative Sites: Not site specific for residential, commercial and industrial models*)
10. **Stanislaus County – City of Turlock** (*Comparative Sites: Northeast Master Plan Area for residential models; NW Triangle Specific Plan – Zone 6 for commercial models; and Westside Industrial Specific Plan for industrial models*)
11. **Stanislaus County**³ (*Comparative Sites: Not site specific for residential, commercial and industrial models*)
12. **Yolo County – City West Sacramento** (*Comparative Sites: Southport for residential models; Westbridge for commercial models; and Southport for industrial models*)
13. **Yolo County – City of Woodland** (*Comparative Sites: Spring Lake for residential models; infill site for commercial retail and Beamer Street for commercial office models; Northeast Street for industrial warehouse and Kentucky Avenue for industrial manufacturing models*)

³ The modeling of the two unincorporated jurisdictions for San Joaquin County and Stanislaus County are not representative of the costs for potable water, wastewater and storm drainage whereas they are assumed to be onsite. The exception would be where services may be provided to the site by an adjacent municipality. Where applicable, this omission of costs tends to negate the comparison absent municipal services cost distribution.

Development Fee Data Gathering

The San Joaquin Partnership e-mailed questionnaires to the 28 jurisdictions requesting development fee information based on fee schedules effective as of July 1, 2012 on each of the six model types. (See model structure and development fee types below)

The San Joaquin Partnership received completed questionnaires from eighteen (18) jurisdictions (Ceres, Elk Grove, Fairfield, Galt, Lathrop, Lodi, Manteca, Modesto, Pleasanton, Ripon, San Joaquin County-unincorporated, Stanislaus County, Stockton, Tracy, Turlock, Vacaville, West Sacramento and Woodland).

The San Joaquin Partnership, using the jurisdiction's development fee schedules, completed the calculations for three (3) communities (Livermore, Patterson, and Mountain House—San Joaquin Unincorporated). When identified, information on capitalized cost of finance districts has been included.

Model Structure

The SJP determined that the use of a "model" structure would be the most effective tool to compare development fee costs among the twenty-one jurisdictions. Six (6) models were developed for the analysis. The models are as follows:

Model -Types for Development Fee Study

RESIDENTIAL	<u>Model 1</u>	<u>Model 2</u>
Type	Single Family Dwelling Unit	Multi-Family Dwelling Unit
Square Footage	2,000 sf (1,500sf w/500sf garage)	900 sf
Bedrooms/Bathrooms	3 bed/2 ½ bath	2 bed/2 bath
RAE Factor (Units per acre)	5	8.5
Building Valuation	\$245,000	\$102,000
COMMERCIAL	<u>Model 3</u>	<u>Model 4</u>
Type	Retail	Office
Acreage	5 Acres	5 Acres
Square Footage	65,000 SF	50,000 SF
Employee Count	200 Employees	150 Employees
Water Requirement	Domestic	Domestic
Wastewater Requirement	Domestic	Domestic
Water Meter Size	3"	3"
Impervious Surface	85%	85%
Building Valuation	\$6,399,000	\$6,618,000
INDUSTRIAL	<u>Model 5</u>	<u>Model 6</u>
Type	Warehouse	Manufacturing (Dry User)
Acreage	32 Acres	8 Acres
Square Footage	550,000 SF	125,000 SF
Employee Count	300 Employees	224 Employees
Water Requirement	Domestic	Domestic
Wastewater Requirement	Domestic	Domestic
Water Meter Size	2"	2"
Impervious Surface	85%	85%
Building Valuation	\$39,424,000	\$9,762,000

Development Fee Types

Although the San Joaquin Partnership identified the following development fee categories for comparison of the jurisdictions, the various calculations were not limited to those defined within each grouping.

- **Building Permit & Building Plan Check Fees**

Building Permit Fee, Building Plan Check Fee, Site Plan Fee, Strong Motion Instrumentation Program Fee, Plumbing, Mechanical, & Electrical Permits, General Plan Maintenance and Implementation Fee, Special Planning Area Study Fee, Fire Inspection Fee, Fire Plan Check Fee, Technology Fee, Major Equipment Purchase Fee, Capital Preservation Fee, Non-UBC fee, Planning Recovery Fee, etc.

- **Public Facility Fees**

City Office Space, Fire Stations, Libraries, Police Facilities, Community Recreation, Park Land, AG Preservation, Administration, Child Care Fee, In-Lieu Low Income Housing Fee, Environmental Mitigation Fee, etc.

- **Infrastructure**

Water Connection, Wastewater Connection, Sewer/Water Capacity, Sewer/Water Administration, Storm Drainage, Traffic Impact, Street Improvements/Traffic Signals, Interchange Fee, etc.

- **Other Agencies**

County Facility Fee, Regional Transportation, Habitat Mitigation, School Districts, Fire Districts, etc.

- **Finance Districts & Taxes**

Assessment Districts, Community Facilities Districts, Fire Tax Overrides, Tax Overrides, Benefit Assessment District, etc.



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SINGLE FAMILY DEVELOPMENT SECTION I

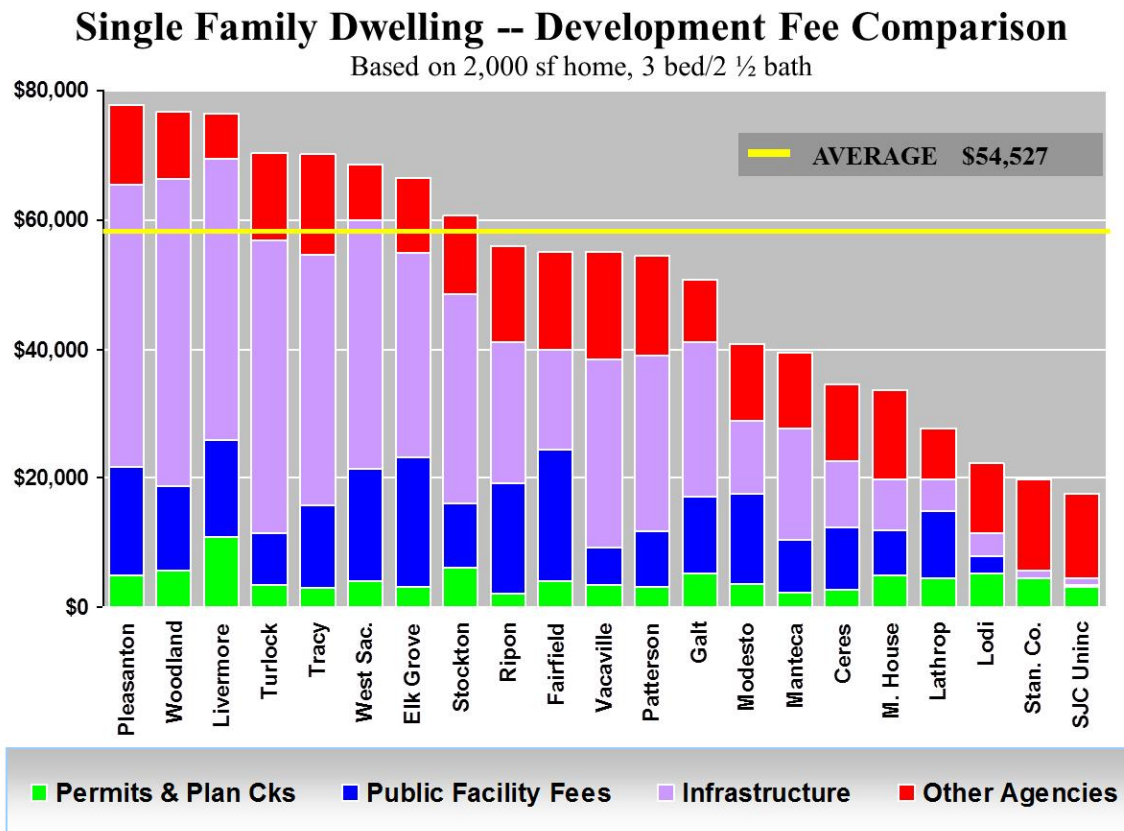
I. Single Family Development

Assumptions

For the single-family development comparison, SJP assumes a 2000 square foot home (1,500 square feet of living space and a 500 square feet garage) with 3 bedrooms and 2 ½ bathrooms at 5 units per acre. The building valuation used was \$245,000.

Comparison Graphs – All Jurisdictions

The chart below graphs the total estimated development fee cost for 21 jurisdictions for a single-family dwelling. Fees categories include permits and plan checks, public facility fees, infrastructure fees and other agency fees. Finance districts and annual assessments have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for the 19 of the 21 jurisdictions.*



Overall Average = \$54,527

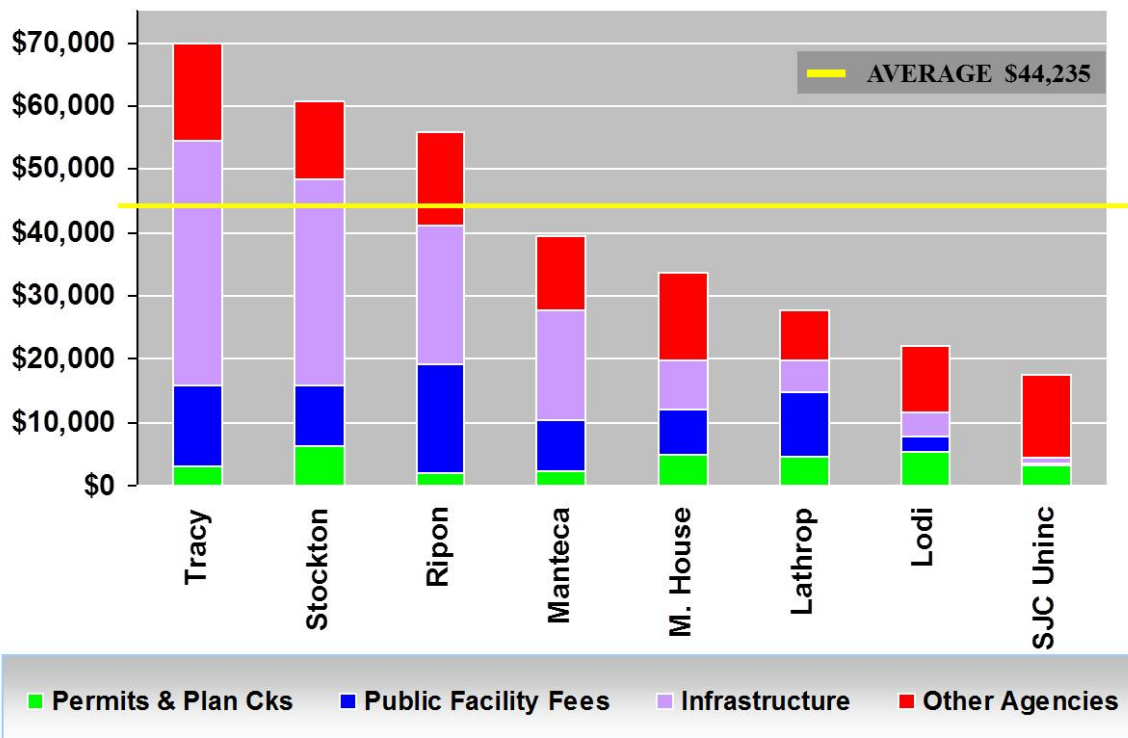
* Please note the Overall Average has been calculated using all jurisdictions with the exception of the San Joaquin County and Stanislaus County unincorporated areas due to the sewer, water, and storm drainage fee variances by service provider.

Comparison Graphs – San Joaquin County Jurisdictions Only

The chart below displays the 8 areas studied within San Joaquin County and graphs the total estimated development fee cost for a single-family dwelling. Fees include permits and plan checks, public facility fees, infrastructure, and other agency fees. Finance districts and annual taxes have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for 7 of the 8 jurisdictions.*

Single Family Dwelling -- Development Fee Comparison

Based on 2,000 sf home, 3 bed/2 ½ bath

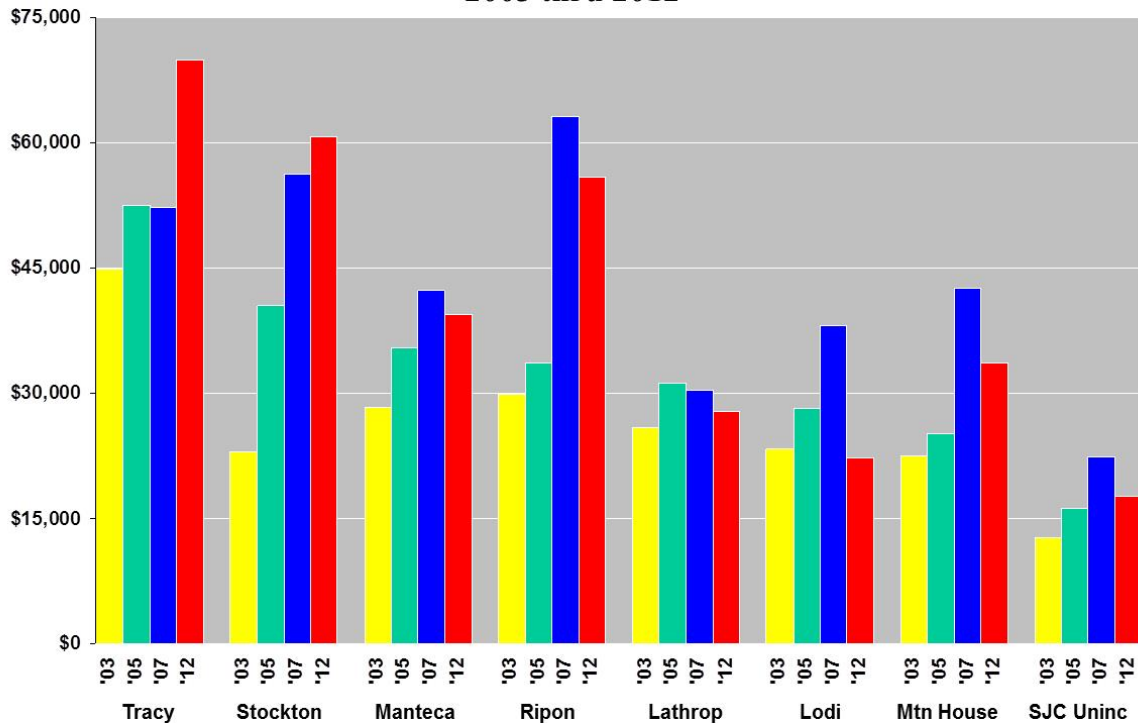


Please note the San Joaquin County average has been calculated using all jurisdictions studied within the county with the exception of the San Joaquin County unincorporated area due to water, wastewater, and storm drainage fee variances by provider.

2003 thru 2012 Comparisons

The graph below compares development fee results from prior studies completed by the San Joaquin Partnership. The information represents data from years 2003, 2005, 2007 and 2012 for the 8 areas studied within San Joaquin County. The table displays a ranking of change for all jurisdictions included within the study. It is important to note that fees calculated may be site and/or development specific. Finance districts and annual assessments have been excluded from the graph. A variance in sites studied between years may affect the overall percentage increase or decrease for a specific jurisdiction.

Single Family Dwelling -- Development Fee Comparison 2003 thru 2012



Single Family Dwelling Unit - Comparison of Change

Jurisdiction	2003 vs. 2005	Jurisdiction	2005 vs. 2007	Jurisdiction	2007 vs. 2012	Jurisdiction	2003 vs. 2012
W. Sac	141.1%	Patterson	152.7%	Tracy	33.8%	Stockton	164.3%
Stockton	76.3%	Ripon	87.7%	Fairfield	21.1%	W. Sac	127.0%
Pleasanton	28.0%	Galt	85.3%	Ceres	13.5%	Ripon	87.1%
SJC	27.8%	M. House	68.9%	Elk Grove	8.0%	Tracy	55.9%
Modesto	25.4%	Modesto	40.3%	Stockton	7.9%	M. House	49.6%
Manteca	25.3%	Vacaville	40.0%	Stan. County	2.8%	Fairfield	46.1%
Lodi	20.9%	Stockton	39.0%	W. Sac	0.4%	Vacaville	40.3%
Lathrop	20.5%	SJC	37.6%	Vacaville	0.1%	Manteca	39.3%
Tracy	17.1%	Lodi	35.2%	Manteca	-6.9%	SJC	38.5%
Ripon	12.4%	Manteca	19.4%	Lathrop	-8.6%	Pleasanton	37.5%
M. House	12.2%	Fairfield	17.2%	Galt	-9.3%	Modesto	32.1%
Fairfield	3.0%	Ceres	11.4%	Ripon	-11.3%	Galt	30.6%
Stan. County	1.7%	Stan. County	3.6%	Woodland	-15.0%	Stan. County	8.3%
Livermore	0.6%	Elk Grove	1.1%	M. House	-21.1%	Lathrop	7.1%
Vacaville	0.1%	Tracy	-0.5%	SJC	-21.3%	Lodi	-4.7%
Galt	-22.3%	Lathrop	-2.7%	Modesto	-24.9%	Livermore	-5.3%
Ceres	NA	W. Sac	-6.2%	Patterson	-32.2%	Ceres	NA
Elk Grove	NA	Livermore	NA	Lodi	-41.7%	Elk Grove	NA
Patterson	NA	Pleasanton	NA	Livermore	NA	Patterson	NA
Turlock	NA	Turlock	NA	Pleasanton	NA	Turlock	NA
Woodland	NA	Woodland	NA	Turlock	NA	Woodland	NA

Model 1 - Single Family Dwelling Unit (SFDU)

San Joaquin County

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
Site Location	Mossdale Landing	Westside	Tesoro Subdivision	Not Site Specific	Oakwood Lake	Mountain House	West Lake Villages	Plan C
Acreage	RAE 5.0	RAE 5.0	RAE 2.97	RAE 2.82	RAE 5.0	RAE 5.0	RAE 5.0	NA
Building Size	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf
Bldg Valuation	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000

Building Permit & Plan Check Fees

Building Permit Fee	\$1,631	\$2,923	\$914	\$1,187	\$1,416	\$2,420	\$2,216	\$1,806
Building Plan Check Fee	\$1,142	\$1,881	\$390	\$771	\$971	\$921	\$1,596	\$1,174
Strong Motion Instrumentation Program	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25
Plumbing, Mechanical, & Electrical Permit	\$897	\$0	\$0	\$0	\$360	\$360	\$0	\$0
Other Misc Fees	\$885	\$402	\$910	\$10	\$402	\$1,229	\$2,284	\$10
Subtotal	\$4,579	\$5,230	\$2,239	\$1,993	\$3,174	\$4,955	\$6,121	\$3,015

Public Facility Fees

Public Buildings	\$5,014	\$251	\$4,525	\$3,382	\$0	\$577	\$3,224	\$6,076
Park Land	\$4,661	\$1,584	\$2,447	\$13,056	\$0	\$4,515	\$2,798	\$6,780
AG Preservation	\$0	\$0	\$802	\$0	\$0	\$0	\$2,870	\$0
Other Misc PF Fees	\$539	\$833	\$350	\$664	\$212	\$1,841	\$906	\$0
Subtotal	\$10,214	\$2,668	\$8,123	\$17,102	\$212	\$6,933	\$9,798	\$12,856

Infrastructure

Water	\$1,393	\$1,563	\$3,958	\$9,172	\$0	\$710	\$15,399	\$4,716
Wastewater	\$913	\$1,720	\$5,964	\$3,802	\$0	\$0	\$3,634	\$14,886
Storm Drainage	\$198	\$0	\$1,368	\$2,430	\$0	\$0	\$0	\$7,162
Traffic Impact Mitigation Fees	\$0	\$0	\$0	\$6,223	\$1,017	\$1,341	\$0	\$11,859
Street Improvements/Traffic Signals	\$2,503	\$289	\$2,723	\$320	\$0	\$5,925	\$13,336	\$0
Other Misc Infra Fees	\$38	\$0	\$3,321	\$0	\$0	\$0	\$263	\$0
Subtotal	\$5,045	\$3,572	\$17,334	\$21,947	\$1,017	\$7,976	\$32,632	\$38,623

Other Agencies

County Facilities Fee	\$0	\$1,856	\$1,826	\$1,826	\$2,296	\$2,296	\$1,826	\$1,826
Regional Transportation Fee	\$3,014	\$3,014	\$3,014	\$3,014	\$3,014	\$3,014	\$3,014	\$3,014
Habitat Mitigation	\$0	\$1,439	\$2,418	\$2,544	\$2,874	\$2,874	\$2,874	\$0
School Districts	\$4,440	\$4,455	\$4,440	\$4,800	\$4,440	\$5,581	\$4,455	\$10,640
Fire Districts	\$465	\$0	\$0	\$2,710	\$620	\$0	\$0	\$0
Other Districts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$7,919	\$10,764	\$11,698	\$14,894	\$13,245	\$13,766	\$12,169	\$15,480

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
<i>Grand Total</i>	\$27,757	\$22,235	\$39,394	\$55,936	\$17,648	\$33,629	\$60,720	\$69,974
<i>Fees Per SF of Building</i>	\$13.88	\$11.12	\$19.70	\$27.97	\$8.82	\$16.81	\$30.36	\$34.99
<i>Percent of SJC Average</i>	63%	50%	89%	126%	40%	76%	137%	158%
<i>Percent of Overall Average</i>	63%	50%	89%	126%	40%	76%	137%	158%
<i>Other Agency Fees % of Grand Total</i>	29%	48%	30%	27%	75%	41%	20%	22%
<i>SJC Average</i>	\$44,235							
<i>Overall Average</i>	\$54,527							

Please note the San Joaquin County Average and the Overall Average have been calculated using all jurisdictions for this Model with the exception of the San Joaquin County unincorporated area and the Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Maintenance District	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Community Facilities District	\$1,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$45	\$0	\$0	\$0	\$0	\$1,337	\$0	\$0
Total	\$2,738	\$0	\$0	\$0	\$0	\$1,337	\$0	\$156

FOOTNOTES:

Lathrop

Building Permit & Plan Check Fees

Other Misc Fees - includes Energy Plan Check Fee (\$407.75), Electrical Plan Check Fee (\$203.88), Plan Storage Fee (\$110.68), Mechanical Plan Check Fee (\$61.16), Plumbing Plan Check Fee (\$61.16), Issuance Fee (\$30), and Building Standards Admin Fee - SB1473 (\$10). Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee has not been calculated due to these fees being based upon the valuation of the suppression system and on a case-by-case basis - charged hourly.

Public Facility Fees

Public Buildings - includes Municipal Services Capital Facility Fee (\$3,143) and Facilities (Culture & Leisure Capital Facilities Fee) (\$1,871).

AG Preservation Fee - is exempt at Mossdale Landing.

Other Misc PF Fees - includes Administration Fee (\$444.45). Environmental Mitigation Fee for Riparian Brush Rabbit (\$95).

Infrastructure

Water - includes Water System Storage Fee (\$755) and Water System Well Improvement Fee (\$638).

Street Improvements/Traffic Signals - includes West Central Lathrop Transportation Capital Facility Fee (\$2,214) and West Lathrop Specific Plan Regional Transportation Impact Fee (\$289).

Other Misc Infra Fees - includes Recycled Water Outfall Fee (\$38).

Other Agencies

County Facilities Fee - per City of Lathrop Municipal Code, Chapter 3.32.080b Mossdale Landing is exempt.

Habitat Mitigation Fee - San Joaquin County Habitat Conservation Fee has been paid.

School District Fee - based on Manteca USD Fee of \$2.96 per square foot for residential.

Fire Districts - includes a one time Fire Facility Fee payable to the Lathrop-Manteca Fire District at \$0.31 per square foot for residential.

Finance Districts & Taxes

Assessment District - includes Mossdale Village Assessment District No. 03-1, Series 2003 and Series 2005. Based on Fiscal Year 2012/13 maximum assessments.

Maintenance District - includes Mossdale Landscape & Lighting Maintenance District. Based on Fiscal Year 2012/13 maximum assessments.

Community Facilities District - includes CFD 2003-1 (Mossdale Village) and CFD 04-1 (Mossdale Village Services). Based on Fiscal Year 2012/13 maximum assessments.

Other Misc Taxes - includes Lathrop-Manteca Fire District Annual Tax Override of \$0.03 per square foot for residential projects to be paid with property taxes.

Lodi

Building Permit & Plan Check Fees

Building Plan Check Fee - includes Building Plan Review Fee (\$1,754), and Public Works Plan Review Fee (\$127).

Other Misc Fees - includes Energy Compliance Surcharge Fee (\$292.28), Zoning Plan Review Fee (\$100) and Building Standard Administration Special Revolving Fund Fees - SB1473 (\$10).

Public Facility Fees

Public Facility Fees have been calculated at low density residential rates.

Other Misc PF Fees - includes Electric Utility Mitigation Fee (\$336) based on 200 Panel Size and 240 volts, Police Impact Mitigation Fee (\$307), Fire Impact Mitigation Fee (\$157), and Art in Public Places Fee (\$33).

Infrastructure

Water - includes Water Impact Mitigation Fee (\$1,263), and Water Meter Fee (\$300).

Storm Drainage - Fees not applicable for Westside.

Street Improvements/Traffic Signals - have been calculated at low density residential rates.

Other Agencies

County Facilities Fee - includes County Facilities Fee (\$1,826) and City of Lodi County Facilities Fee Admin Fee (\$30).

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 / RAE Factor of 5 = \$1,439).

School District Fee - based on Lodi USD Fee of \$2.97 per square foot of livable space for residential. This fee can be more or less depending upon Development Agreement.

FOOTNOTES:

Manteca

Building Permit & Plan Check Fees

NOTE: Plan Check & Inspection Fees based on approved master plan (production home repeat) fees.

Building Plan Check Fee - includes Building Plan Check Fee (\$166), Fire Sprinkler Inspection Fee (\$155), Fire Sprinkler Plan Check Fee (\$58) and Planning Plot Plan Fee (\$11).

Other Misc Fees - includes Business License Tax (\$900 per dwelling unit) and California Building Standards Commission Green Building Fund Fee (\$10).

Public Facility Fees

Public Buildings - includes Government Building Facilities Fee (\$4,024.67) and Fire Facilities Fee (\$500). Based on low density residential.

AG Preservation Fee - has been calculated at \$2,385.64 per acre (\$2,385.64 / RAE Factor of 2.97 = \$801.77).

Other Misc PF Fees - includes Major Equipment Purchase Fee (\$350).

Infrastructure

Water - includes Surface Water Debt Fee (\$3,576), Water Meter Fee (\$273), and Surface Water Capital Fee (\$109).

Wastewater - includes Phase 3 Sewer Connection Charge (\$3,961) and Wastewater Quality Control Facility (WQCF) Phase 3 Completion Fee (\$2,003).

Street Improvements/Traffic Signals - includes Public Facilities Implementation Program Transportation Fee (Zone 3) (\$2,723). Based on low density residential.

Other Misc Infra Fees - includes Sewer Public Facilities Implementation Program Fee (Zone 24) (\$1,981) and Well Water Public Facilities Implementation Program Fee (Zone 12) (\$1,340).

Other Agencies

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 / RAE Factor of 2.97 = \$2,418.11).

School District Fee - based on Manteca USD Fee of \$2.96 per square foot of livable area for residential.

Mountain House

Building Permit & Plan Check Fees

Building Permit Fee - includes San Joaquin County Building Permit Fee (\$1,416), and Mountain House Building Permit Fee (\$1,004).

Other Misc Fees - includes Fire Sprinkler Fee (\$350), Handicap & Energy Fee (\$212), Green Compliance & Building Standards Fees - SB1473 (\$142 & \$7), Driveway Encroachment Permit Inspection Fee (\$108), Driveway Encroachment Permit Processing Fee (\$98), General Plan Implementation Fee (\$89), Imaging/Technology Fee (\$85), Plot Plan Review Fee (\$50), Structured Wiring Inspection Fee (\$44), and Building Permit Processing Fee (\$44).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such easement, the Board of Supervisors may approve a pay-in lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Public Safety & Admin Fee (\$1,223), and Low Cost Housing Fee (\$618).

Infrastructure

Water - includes Flat Rate Water Fee (\$473), Water Meter Permit Processing Fee (\$129), and Water Meter Permit Inspection Fee (\$108).

Wastewater - capital reimbursement to developer may be required based upon size of site acquired.

Storm Drainage - capital reimbursement to developer may be required based upon size of site acquired.

Street Improvements/Traffic Signals - includes Mountain House Transportation Improvement Fee (\$5,925) calculated at Medium High Density rate.

Other Agencies

Habitat Mitigation - has been calculated on Category C / Pay Zone B at \$14,372 per acre with an RAE Factor of 5.0.

School Districts - includes Lammersville USD Fee for Mountain House - 1-to-3 residential units (\$5,581).

Finance Districts & Taxes

Other Misc Taxes - includes four special annual taxes that are paid with the ad valorem tax for the Mountain House Community Service District. Tax No. 1 – Roads /Transportation Services and Community Services Operational/Administrative Functions (\$791.40). Tax No. 2 - Public Safety Services (\$399.30). Tax No. 3 - Parks, Recreation, and Community Facilities (\$71.70). Tax No. 4 - Public Works (\$74.55).

Ripon

Building Permit & Plan Check Fees

Other Misc Fees - includes California Building Standards Commission Green Building Fund Fee - SB1473 (\$10). Not accounted for in this analysis are Engineering Fees of 7% of total improvement costs that consist of Plan Check (3%), Inspection (3%) and Mapping/GIS (1%).

FOOTNOTES:

Ripon

Public Facility Fees

Public Buildings - includes Corporation Yard Fee (\$1,384), City Hall Fee (\$1,066), Police Station Fee (\$498), and Library Fee (\$434).

Park Land - per City Council Resolution No. 11-66, on 11/15/2011, the Parks & Recreation Fee for calendar years 2012 & 2013 has been reduced by 50%. For years 2014 & 2015, the fee is reduced by 40%. In 2016, the fee is reduced by 30%. In 2017, the fee will revert back to the original amount. For the purpose of this study, the full fee without this reduction has been used in our calculations.

Other Misc PF Fees - includes Garbage Fee (\$664).

Infrastructure

Traffic Impact Mitigation Fees - includes Transportation Fee (\$6,223).

Other Misc Infra Fees - some properties/projects are subject to a General Mitigation Fee (\$8,488.05 per unit). This fee is only collected through Development Agreements. For the purpose of this analysis, this fee has been omitted.

Other Agencies

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre ($\$7,195 / \text{RAE Factor of } 2.82 = \$2,543.53$).

School District Fee - based on Ripon USD Fee of \$3.20 per square foot of living area for residential.

Fire Districts - includes Fire District Fee (\$2,710) per single family dwelling unit.

Finance Districts & Taxes

Assessment District - some areas of Ripon have Benefit Assessment Fees associated with the property. These fees vary greatly from area-to-area. For the purpose of this analysis, these fees have been omitted.

SJC Uninc

Building Permit & Plan Check Fees

Building Plan Check Fee - Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee not calculated. When applicable, charged hourly on a case-by-case basis.

Other Misc Fees - includes Green Compliance & Building Standards Fees - SB1473 (\$142 & \$7), General Plan Implementation Fee (\$89), Imaging/Technology Fee (\$85) & Processing Fee (\$80).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such easement, the Board of Supervisors may approve a pay-in lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Handicap & Energy Fee (\$212).

Infrastructure

Water - Oakwood Lake Water District has no current water fee. Developer funded & may require reimbursement.

Wastewater - Oakwood Lake Water District has no current wastewater fee. Developer funded & may require reimbursement.

Storm Drainage - onsite Storm Drainage must meet San Joaquin County design requirements.

Other Agencies

Habitat Mitigation Fee - is parcel specific and has been calculated as Agricultural at \$14,372 per acre ($\$14,372 / \text{RAE Factor of } 5 = \$2,874.40$).

School District Fee - based on Manteca USD Fee of \$2.96 per square foot of livable space for residential. There are 15 school districts with fees that vary greatly.

Fire Districts - includes a one time Fire Facility Fee payable to the Lathrop-Manteca Fire District at \$0.31 per square foot for residential.

Stockton

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Maintenance & Implementation Fee (\$735), Technology Fee (\$286), Development Code Maintenance Fee (\$245), Development Oversight Commission Fee (\$245), Climate Action Plan Implementation Fee (\$245), Capital Preservation Fee (\$245), Housing Element Fee (\$123), Miscellaneous Fees (Permit Tracking, Land Update, Microfilm & Permit Issuance - \$106), Community Rating System Admin Fee (\$44), and Green Building Fee - SB1473 (\$10).

Public Facility Fees

Public Buildings - includes Libraries Fee (\$902), Fire Stations Fee (\$781), Police Stations Fee (\$591), Community Recreation Center Fee (\$482), and City Office Space Fee (\$468). The City of Stockton has currently reduced these fees (other than the Fire & Police Stations Fees) by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2013. For the purpose of this study, these fee reductions are NOT taken into account.

Other Misc PF Fees - includes Administration Fee (\$719) and Air Quality Fee (\$187).

FOOTNOTES:

Stockton

Infrastructure

Water - includes Delta Water Supply Fee (\$7,674) and Water Connection Fee (\$3,886) based on a one inch meter size, and Surface Water Fee (\$3,839).

Wastewater - includes Sewer Connection (\$3,634). Many variables are involved that could lead to a higher or lower amount. Wastewater fees also vary based on fee area.

Storm Drainage - Developer is responsible for building of onsite storm drainage system. No impact fee is collected by the City of Stockton.

Street Improvements/Traffic Signals - The City of Stockton has reduced the Street Improvement Fee by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2012. For the purpose of this study, this fee reduction has NOT been taken into account.

Other Misc Infra Fees - includes Water/Sewer Admin Fee (\$263).

Other Agencies

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre (\$14,372 / RAE Factor of 5 = \$2,874.40).

School District Fee - based on Lodi USD Fee of \$2.97 per square foot of living area for residential. There are four school districts in Stockton with varying fees.

Tracy

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - will be required and are based on actual number of fixtures.

Other Misc Fees - includes California Building Standards Commission Fee - SB1473 (\$10).

Public Facility Fees

AG Preservation Fee - infill planning area, not subject to AG Preservation Fee.

Other Agencies

Habitat Mitigation Fee - infill planning area, not subject to Habitat Mitigation Fee.

School District Fee - based on Tracy USD Fee of \$5.32 per square foot for residential.

Finance Districts & Taxes

Assessment District - includes South San Joaquin Fire District Special Assessment of \$0.03 per square foot payable annually.

Maintenance District - Plan C is part of the Landscape Maintenance District Tax - Zone 18 which has a maximum annual tax of \$96.11 per unit.

Model 1 - Single Family Dwelling Unit (SFDU)

Surrounding Communities

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
Site Location	Not Site Specific	Not Site Specific	Laguna Ridge	Not Site Specific	Garibaldi Ranch Area	Not Site Specific	Not Site Specific	3700 Cambrooke Ct.	Not Site Specific	Northeast Master Plan Area	Not Site Specific	Southport	Spring Lake
Acreage	NA	NA	NA	RAE 5.0	NA	RAE 5.5	NA	NA	RAE 8.5	NA	NA	RAE 5.0	RAE 8.7
Building Size	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf
Bldg Valuation	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000

Building Permit & Plan Check Fees

Building Permit Fee	\$4,778	\$1,806	\$896	\$2,695	\$1,957	\$1,464	\$1,433	\$2,837	\$1,806	\$1,376	\$1,806	\$1,698	\$2,301
Building Plan Check Fee	\$0	\$1,174	\$1,934	\$1,348	\$1,272	\$1,093	\$931	\$0	\$1,174	\$894	\$1,174	\$1,389	\$1,496
Strong Motion Instrumentation Program	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$26
Plumbing, Mechanical, & Electrical Permit	\$0	\$451	\$0	\$0	\$223	\$198	\$0	\$0	\$0	\$600	\$382	\$0	\$800
Other Misc Fees	\$5,928	\$1,403	\$198	\$1,121	\$640	\$613	\$314	\$636	\$67	\$505	\$1,100	\$906	\$903
Subtotal	\$10,730	\$4,858	\$3,053	\$5,188	\$4,116	\$3,393	\$2,703	\$3,497	\$3,071	\$3,400	\$4,486	\$4,018	\$5,526

Public Facility Fees

Public Buildings	\$0	\$4,421	\$2,432	\$0	\$7,159	\$677	\$1,222	\$0	\$4,917	\$2,440	\$0	\$3,462	\$3,038
Park Land	\$13,567	\$9,707	\$13,091	\$8,009	\$12,648	\$3,995	\$5,165	\$0	\$2,585	\$1,434	\$0	\$13,499	\$9,968
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$213	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc PF Fees	\$1,677	\$2,573	\$4,543	\$3,865	\$450	\$987	\$3,285	\$14,066	\$1,134	\$4,107	\$0	\$542	\$154
Subtotal	\$15,244	\$16,701	\$20,066	\$11,874	\$20,257	\$5,872	\$9,671	\$14,066	\$8,636	\$7,981	\$0	\$17,503	\$13,160

Infrastructure

Water	\$26,576	\$24,550	\$13,166	\$2,821	\$6,130	\$10,292	\$5,086	\$6,160	\$13,755	\$7,349	\$578	\$7,205	\$5,511
Wastewater	\$4,913	\$14,881	\$10,000	\$8,707	\$5,943	\$8,824	\$2,063	\$5,035	\$4,307	\$4,009	\$535	\$10,429	\$8,899
Storm Drainage	\$3,791	\$0	\$2,515	\$665	\$0	\$1,116	\$0	\$0	\$5,379	\$9,566	\$0	\$6,456	\$9,909
Traffic Impact Mitigation Fees	\$8,088	\$4,401	\$0	\$11,743	\$0	\$8,745	\$3,096	\$0	\$0	\$0	\$0	\$12,299	\$0
Street Improvements/Traffic Signals	\$0	\$0	\$5,992	\$0	\$3,127	\$0	\$0	\$0	\$3,879	\$23,472	\$0	\$0	\$20,383
Other Misc Infra Fees	\$0	\$0	\$0	\$0	\$255	\$0	\$0	\$0	\$43	\$1,030	\$0	\$2,140	\$2,975
Subtotal	\$43,369	\$43,832	\$31,673	\$23,936	\$15,455	\$28,977	\$10,244	\$11,195	\$27,363	\$45,427	\$1,113	\$38,529	\$47,677

Other Agencies

County Facilities Fee	\$0	\$0	\$0	\$0	\$9,150	\$9,427	\$3,171	\$3,171	\$3,171	\$3,104	\$4,900	\$3,974	\$3,142
Regional Transportation Fee	\$2,279	\$2,279	\$1,093	\$1,093	\$0	\$0	\$3,968	\$3,968	\$3,968	\$3,968	\$3,968	\$0	\$0
Habitat Mitigation	\$0	\$0	\$1,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Districts	\$4,800	\$10,110	\$6,990	\$7,935	\$6,060	\$7,365	\$4,800	\$4,800	\$8,070	\$6,435	\$4,800	\$4,455	\$7,110
Fire Districts	\$0	\$0	\$1,731	\$590	\$0	\$0	\$0	\$0	\$0	\$0	\$580	\$0	\$0
Other Districts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$7,079	\$12,389	\$11,743	\$9,618	\$15,210	\$16,792	\$11,939	\$11,939	\$15,209	\$13,507	\$14,248	\$8,429	\$10,252

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
<i>Grand Total</i>	\$76,422	\$77,780	\$66,535	\$50,616	\$55,038	\$55,034	\$34,557	\$40,697	\$54,279	\$70,315	\$19,847	\$68,480	\$76,615
<i>Fees Per SF of Building</i>	\$38.21	\$38.89	\$33.27	\$25.31	\$27.52	\$27.52	\$17.28	\$20.35	\$27.14	\$35.16	\$9.92	\$34.24	\$38.31
<i>Percent of Overall Average</i>	140%	143%	122%	93%	101%	101%	63%	75%	100%	129%	36%	126%	141%
<i>Overall Average</i>	\$54,527												
<i>SJC Average</i>	\$44,235												

Please note the Overall Average has been calculated using all jurisdictions for this Model with the exception of San Joaquin County unincorporated area and Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$0	\$0	\$0	\$0	\$0	\$8,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance District	\$0	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$0	\$0	\$2,242	\$0	\$0	\$0	\$0	\$12,479	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$2,286	\$0	\$0	\$8,123	\$0	\$12,479	\$0	\$0	\$0	\$0	\$0	\$0

FOOTNOTES:

Ceres

Building Permit & Plan Check Fees

Other Misc Fees - includes Construction Water Fee (\$199), Admin Fee (\$105), and Green Building Standards Fee - SB1473 (\$10).

Public Facility Fees

Public Buildings - includes Municipal Facilities Fee (\$1,222).

Other Misc PF Fees - includes Community Facilities Fee (\$1,758), Fire (\$904), Police (\$428), and Information Technology (\$194).

Other Agencies

School Districts - includes Ceres Unified School District Fee calculated at \$3.20 per square foot of livable area.

Elk Grove

Building Permit & Plan Check Fees

Building Plan Check Fee - includes Plan Review Fee (\$1,344), and CSD Residential Inspection & Sprinkler System Fee paid to the Cosumnes Community Services District (\$590).

Other Misc Fees - includes Technology Fee (\$98), General Plan Update Fee (\$56), Zone Check Fee (\$34), and CBSC Revolving Fund Fee - SB1473 (\$10).

Public Facility Fees

Park Land - includes Laguna Ridge Supplemental Park Fee (\$10,150), and Laguna Ridge Park Fee (\$2,941).

Other Misc PF Fees - includes Affordable Housing Fee (\$4,543).

Infrastructure

Water - includes Sacramento County Zone 40 Water Fee (\$13,166). Does not include fee for any irrigation service.

Wastewater - includes Sacramento Regional County Sanitation District Sewer Fee (\$7,450), and Sacramento Area Sewer District Sewer Fee (\$2,550).

Storm Drainage - includes Sacramento County Zone 11A Drainage Fee (\$2,515).

Street Improvements/Traffic Signals - Roadway Fee: Credit may be available to qualified developments for private construction costs incurred for road improvements.

Other Agencies

Regional Transportation Fee - includes Measure A Transportation Fee (\$1,093).

Habitat Mitigation - includes Swainson's Hawk Fee (\$1,929). When applicable, the City of Elk Grove has an Oak Tree Mitigation Fee of \$200 per inch of tree diameter.

School Districts - includes Elk Grove Unified School District Fee (\$6,990) calculated at \$4.66 per square foot of livable area.

Fire Districts - includes Cosumnes Community Services District Fire Fee (\$1,731).

Finance Districts & Taxes

Maintenance District - includes Street Lighting District No. 1 (\$29), and Street Maintenance District No. 1 (\$16).

Community Facilities District - includes Laguna Ridge CFD 2005-1 (\$1,656), Police Services CFD 2003-2 (\$386), and Elk Grove USD CFD (\$200).

Fairfield

Building Permit & Plan Check Fees

Building Permit Fee - City of Fairfield calculates valuation for residential at \$65 per square foot - UBC Table 1A. For the purpose of this report, fees have been adjusted to reflect the Model building valuation of \$245,000.

Other Misc Fees - includes Architectural Plan Check Fee (\$509), General Plan Amendment Fee (\$83), Landscape Plan Check Fee (\$38), and Green Building Standards Fee - SB1473 (\$10).

Public Facility Fees

Public Buildings - includes AB1600 Public Facilities Fee (\$3,586), and Construction License Tax Fee (\$3,573).

Park Land - includes AB1600 Park and Recreation Facility Fee (\$7,729), Park and Recreation Fee (\$2,680), and S. Cordelia Quimby Act Area 2 Fee (\$2,239).

Other Misc PF Fees - includes Cordelia Open Space Fee (\$450).

Infrastructure

Water - includes Water Connection Fee (\$5,657), and Water Meter Fee (\$473).

Other Misc Infra Fees - includes AB1600 Urban Design Fee (\$255).

Other Agencies

School Districts - includes Fairfield-Suisun School Development Fee (\$6,060) calculated at \$4.04 per square foot of livable area.

FOOTNOTES:

Galt

Building Permit & Plan Check Fees

Building Permit Fee - includes Building, Plumbing, Mechanical, & Electrical Permit Fees (\$2,695).

Other Misc Fees - includes General Plan Policy Document Maintenance Recovery Fee (\$882), Contractors License Tax (\$98), Public Works Site Plan Review Fee (\$31), Capital Acquisition Replacement (Hardware/Software) Fee (\$25), CRW Permit Tracking Recovery Fee (\$24), Planning Site Plan Review Fee (\$20), ARC Conformance Check Fee (\$15), CRW Permit Tracking Maintenance Fee (\$14), Building Standards Administration Special Revolving Fund Fee - SB1473 (\$10), and Job Card Holder Fee (\$2).

Public Facility Fees

Other Misc PF Fees - includes General Government Capital Impact Fee (\$2,867), and Fire Protection Capital Impact Fee (\$998).

Infrastructure

Water - includes Water Connection Fee (\$2,780), and Water Meter Fee (\$41) based on 1 inch diameter service.

Wastewater - includes Sewer Connection Capital Impact Fee (\$4,919), and Sewer Supplemental Assessment WWTP - Capital Impact Fee (\$3,788).

Other Agencies

Regional Transportation Fee - includes Measure A - Sacramento Countywide Transportation Mitigation Fee Program.

School Districts - based on Galt Joint Union School District Fee - Alternative #2 of \$5.29 per square foot for residential.

Fire Districts - includes the following Cosumnes Fire Department Fees: Residential Fire Sprinkler Review Fee (\$370), and Site Plan Review Fee (\$220).

Livermore

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Plan Check Fee and Plumbing, Mechanical, Electrical Permit Fees (\$4,778).

Other Misc Fees - includes Tax on Construction Fee (\$4,288), Citywide General Plan Fee (\$780), Fire Plan Check Fee (\$640), Fire Inspection Fee (\$210), and Green Building Standards Fee - SB1473 (\$10).

Public Facility Fees

Park Land - the City of Livermore may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details.

Other Misc PF Fees - includes Social/Human Services Facility Fee (\$1,677). In-Lieu Low Income Housing Fee may be applicable but has not been included and is defined to be 15% of the difference between the development cost valuation and the maximum purchase price as established by Resolution 2010-135 with a cap of \$23,299 per unit.

Infrastructure

Water - includes County Zone 7 Water Connection Fee - 5/8" (\$22,930), and City Water Connection Fee - 5/8" (\$3,646).

Storm Drainage - includes County Zone 7 Storm Drainage Fee (\$2,962) at \$1.00 per square foot, and City Storm Drainage Fee (\$829) at \$0.28 per square foot - based on 34% impervious surface area.

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Development Fee (\$2,279).

School Districts - includes Livermore Valley Joint Unified School District Fee (\$4,800) calculated at \$3.20 per square foot of livable area.

Modesto

Building Permit & Plan Check Fees

Other Misc Fees - includes Landscape Plan Check Review Fee (\$248), Landscape & Irrigation Inspection Fee (\$181), Planning Division Plan Check Fee (\$73), General Plan Maintenance Fee (\$64), Fire Marshal Plan Check, Sprinkler System Fee (\$60), and Green Building Standards Fee - SB1473 (\$10).

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Fee (\$14,066).

Infrastructure

Water - includes Water Connection Fee (\$5,436), Water Service Pavement Fee (\$445), Construction Water Fee (\$164), and Water Meter - Pedestrian Lid Fee (\$115). Based on 1" metered service.

Wastewater - includes Wastewater Connection Fee (\$4,906), and Sewer Subtrunk Fee (\$129).

Other Agencies

School Districts - based on Modesto Unified School District Fee of \$3.20 per square foot of livable space for residential.

Finance Districts & Taxes

Community Facilities District - includes CFD 2004-1 (Village One #2) Fee calculated at \$12,479 per parcel.

FOOTNOTES:

Patterson

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Reimbursement Fee (\$57), and Green Building Standards Fee - SB1473 (\$10).

Public Facility Fees

Public Buildings - includes Community Center/Senior Center - Community Facilities Impact Fee (\$2,313), Sports Complex II - Community Facilities Impact Fee (\$916), Corporation Yard - General Government Impact Fee (\$731), Aquatics Center- Community Facilities Impact Fee (\$615), and City Hall - General Government Impact Fee (\$342).

Other Misc PF Fees - includes Services Impact Fee (\$607), Fire - Public Safety Impact Fee (\$457), and Police - Public Safety Impact Fee (\$70). Affordable Housing In-Lieu Fee not calculated. Must comply with inclusionary housing ordinance.

Infrastructure

Other Misc Infra Fees - includes I-5 Interchange Impact Fee (\$43).

Other Agencies

School Districts - includes Patterson Joint Unified School District Fee calculated at \$5.38 per square foot of livable area.

Pleasanton

Building Permit & Plan Check Fees

Other Misc Fees - includes Title 24 Energy Code Surcharge Fee (\$451), Green Building Plan Review Fee (\$295), Electrical, Mechanical, Plumbing Plan Review Fee (\$294), Title 24 Plan Review Fee (\$293), Document Archiving Fees (\$41), GIS Mapping Fee (\$17), and CBSC Revolving Fund Surcharge Fee - SB1473 (\$10).

Public Facility Fees

Park Land - includes In-Lieu Park Dedication Fee (\$9,707) per dwelling unit.

Other Misc PF Fees - includes Lower Income Housing Fee (\$2,573).

Infrastructure

Water - includes Water District Zone 7 Connection Fee (\$22,930), City of Pleasanton Connection Fee (\$1,200), and Meter Fee (\$420). Based on 5/8" x 3/4" Meter Size.

Wastewater - includes Dublin San Ramon Services District Connection Fee (\$14,381), and City of Pleasanton Connection Fee (\$500).

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Committee Fee (\$2,279).

School Districts - includes Pleasanton Unified School District Fee calculated at \$6.74 per square foot of livable space (\$10,110).

Stanislaus County

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Update Fee (\$314), Stanislaus County Fire Inspection (\$263), Stanislaus County Fire Plan Check (\$220), Planning Plan Review (\$82), GIS Fee (Technology) (\$75), Public Works Plan Review (\$60), DER Plan Review (\$40), Building Permit Processing Fee (\$30), Building Standards Fund - SB1473 (\$10), and Microfilm Fee (\$6).

Infrastructure

Water - includes DER Well Inspection Fee (\$578).

Wastewater - includes Septic New or Replacement Fee (\$535).

Other Agencies

School Districts - includes School District Fee calculated at \$3.20 psf of "Conditioned Area" (\$4,800).

Fire Districts - includes Stanislaus County Fire District based upon \$0.29 psf (\$580).

Turlock

Building Permit & Plan Check Fees

Other Misc Fees - includes Records Management Fee (\$144), Business License Fee (\$122), GIS Development Charges (\$92), Landscape Inspection Fee (\$75), Engineering Fee (\$62), and CBSC Revolving Fund Fee - SB1473 (\$10). Fire Department Plan Check & Inspection Fees have not been calculated due to these fees being based upon a case-by-case basis - charged hourly.

Public Facility Fees

Park Land - includes Capital Facilities Park Improvement Fee (Neighborhood) (\$944), Park Improvement Fee (Community) (\$465), and Park Development Tax (\$25).

Other Misc PF Fees - includes Capital Facilities Police Fee (\$2,548), Capital Facilities Fire Fee (\$1,059), Capital Facilities Administration Fee (\$475), and Public Safety Tax (\$25).

FOOTNOTES:

Turlock

Infrastructure

Water - includes Northeast Turlock Master Plan Water Fee (\$3,426), Water Grid Fee (\$2,731), Water Meter Fee (\$1,100), On-Site Construction Water Fee (\$68), and Water Well Tax (\$25).

Wastewater - includes Sewer Capital Expansion Fee (\$2,442), Northeast Turlock Master Plan Sewer Fee (\$1,367), and Sewer Trunk Line Construction Fee (\$200).

Street Improvements/Traffic Signals - includes Northeast Turlock Master Plan Transportation Fee (\$19,980), Capital Facilities Road Fee (\$3,443), Transportation Tax (\$25), and Traffic Signals Tax (\$25).

Other Misc Infra Fees - includes Northeast Turlock Master Plan Admin Fee (\$1,030).

Other Agencies

School Districts - includes Turlock Unified School District Fee (\$6,435) at \$4.29 per square foot for residential.

Vacaville

Building Permit & Plan Check Fees

Other Misc Fees - includes Fire Plan Check/Inspection Fee (\$220), Landscape Plan Check Fee (\$142), Record Maintenance Fee (\$130), Plumbing Plan Check Fee (\$43), Energy Plan Check Fee (\$34), Mechanical Plan Check Fee (\$17), Electrical Plan Check Fee (\$17), and Green Building Standards Commission Fee - SB1473 (\$10).

Public Facility Fees

AG Preservation - includes Greenbelt Preservation Fee (\$213).

Other Misc PF Fees - includes Police Development Impact Fee (\$682), and Fire Development Impact Fee (\$305).

Infrastructure

Water - includes Water Connection (Plant-Non-Reimb) Fee (\$3,669), Water Connection (Distrib-Non-Reimb) Fee (\$2,446), Water Annexation Fee (\$2,289), Water Connection (Plant-Reimb) Fee (\$917), Water Connection (Distrib-Reimb) Fee (\$611), and Water Installation Fee (\$360).

Storm Drainage - includes Drainage Detention Fee (Zone 2 - Non-Reimb) (\$590), Drainage Detention Fee (Zone 2 - Reimb) (\$278), Drainage Conveyance (Conveyance) Fee (\$174), and Drainage Conveyance (Water Quality) Fee (\$74).

Other Agencies

County Facilities Fee - based on 2011/2012 Solano County Fee Schedule in effect at time of study (\$9,427).

School Districts - based on Travis Unified School District Fee of \$4.91 per square foot for residential.

Finance Districts & Taxes

Assessment District - includes Community Benefit Contribution Fee (\$7,224), and Benefit District Fee (\$899). Fees determined during design review phase, per lot based on subdivision. Example shown.

West Sacramento

Building Permit & Plan Check Fees

Building Permit Fee - includes Electrical, Plumbing, Mechanical, Energy Plan Check & Inspection Fees (\$1,698).

Other Misc Fees - includes Fire Prevention Plan Review Fee (\$170), Planning Site Plan Review Fee (\$160), Technology Fee (\$154), Engineering Plan Check & Inspection Fee (\$106), Scan Fee (\$93), Engineering Site Plan Review Fee (\$85), Engineering Connection Application Fee (\$85), Engineering Application Fee (\$33), CBSC Revolving Fund Fee - SB1473 (\$10), and Engineering Technology Fee (\$10).

Public Facility Fees

Public Buildings - includes Fire Facilities Fee (\$1,056), Police Facilities Fee (\$1,037), Corporation Yard Facilities Fee (\$791), and City Hall Facilities Fee (\$578).

Other Misc PF Fees - includes Childcare Impact Fee (\$542).

Infrastructure

Wastewater - includes Sacramento Regional County Sanitation District Sewer Connection Fee (\$7,450), and West Sacramento Sewer Connection Fee (\$2,979).

Storm Drainage - includes Storm Drainage Impact Fee for Southport area (\$6,456). Calculated on MC 80 Subarea at Medium Density Residential.

Traffic Impact Mitigation Fees - includes CIP, Harbor and Raley Landing Fee (\$12,299). Harbor Fee will no longer be collected effective January 1, 2013.

Other Misc Infra Fees - includes Flood Protection In-Lieu Fee (\$2,140) calculated at Zone 2 rate.

Other Agencies

School Districts - includes Washington Unified School District Fee (\$4,455) at \$2.97 per square foot of livable area.

FOOTNOTES:

Woodland

Building Permit & Plan Check Fees

Other Misc Fees - includes Residential Sprinklers Fee (\$390), Construction Recycle Admin Fee (\$275), Energy Plan Review (\$75), Permit Processing Charge (\$58), Energy Compliance Inspection Fee (\$55), Driveway Fee (\$38), California Building Standards Fee - SB1473 (\$11), and Record Retention Fee (\$1).

Public Facility Fees

Public Buildings - includes Major Projects Financing Plan Fire Fee (\$1,194), Major Projects Financing Plan Police Fee (\$1,021), Major Projects Financing Plan General City Fee (\$775), and Major Projects Financing Plan Library Fee (\$48).

Park Land - includes Spring Lake Infrastructure Parks Fee (\$6,430), and Major Projects Financing Plan Parks Fee (\$3,538).

AG Preservation - an agricultural mitigation easement is required prior to final map rather than fees.

Other Misc PF Fees - includes Major Projects Financing Plan Admin Fee (\$154).

Infrastructure

Water - includes Major Projects Financing Plan Surface Water Fee (\$2,675), Spring Lake Infrastructure Water Fee (\$2,104), Major Projects Financing Plan Water Fee (\$514), Water Meter AMR Installation Fee (\$200), and Water Service Fee (\$18).

Wastewater - includes Major Projects Financing Plan Wastewater Fee (\$5,604), Spring Lake Infrastructure Sewer Fee (\$3,277), and Building Sewer Service Fee (\$18).

Street Improvements/Traffic Signals - includes Spring Lake Infrastructure Roadway Fee (\$15,220), and Major Projects Financing Plan Streets/Roads Fee (\$5,163).

Other Misc Infra Fees - includes Spring Lake Fiscal Deficit Fee (\$1,500), and Spring Lake Infrastructure Admin Fee (\$1,475).

Other Agencies

Habitat Mitigation - Swanson's Hawk Mitigation Fee requires a land conservation easement for projects 40 acres or larger. For smaller projects, in-lieu fee is \$8,666 per acre.

School Districts - includes Woodland Unified School District fee calculated at \$4.74 psf for residential development. There is a \$13,558 maximum cap per home.



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

MULTI-FAMILY DEVELOPMENT SECTION II

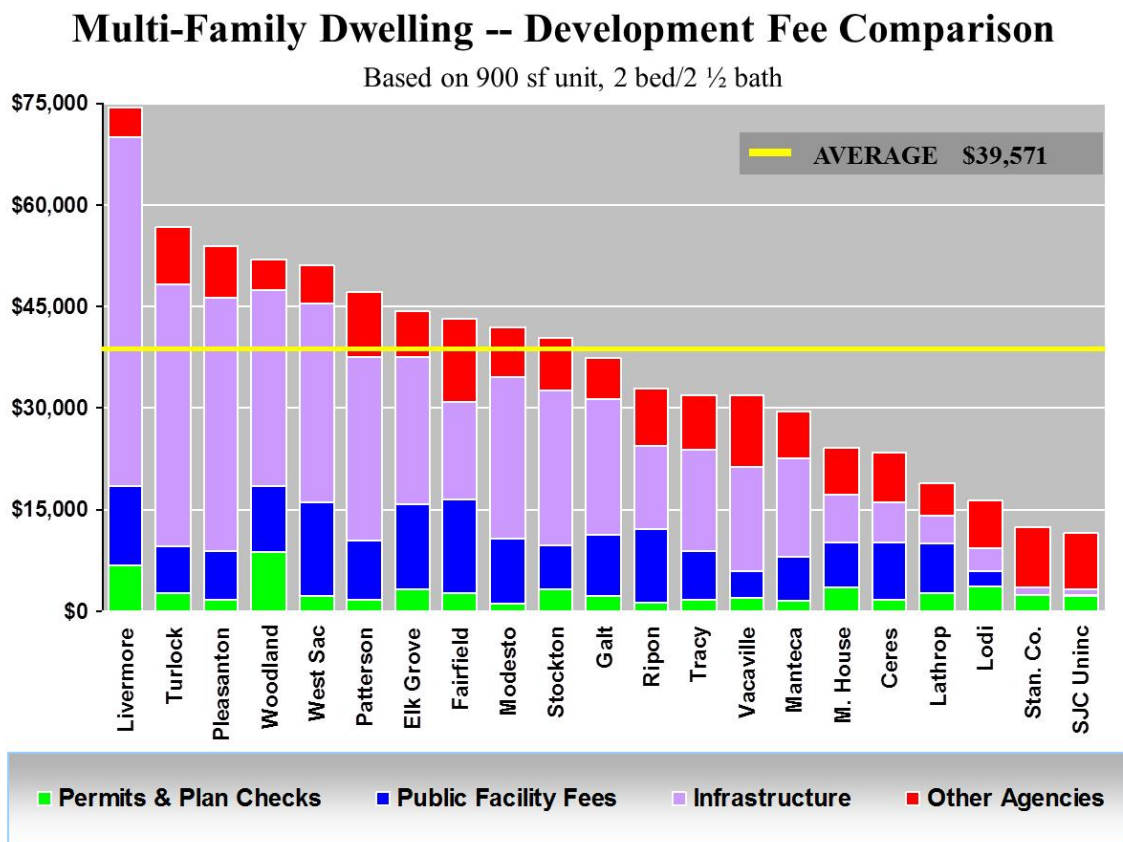
II. Multi-Family Development

Assumptions

For the multi-family development comparisons, SJP assumes a 900 square foot home with 2 bedrooms and 2 bathrooms at 8.5 units per acre. The building valuation used was \$102,000 per unit.

Comparison Graphs – All Jurisdictions

The chart below graphs the total estimated development fee cost for 21 jurisdictions for a multi-family dwelling. Fees include permits and plan checks, public facility fees, infrastructure, and other agency fees. Finance districts and annual assessments have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for 19 of the 21 jurisdictions.*



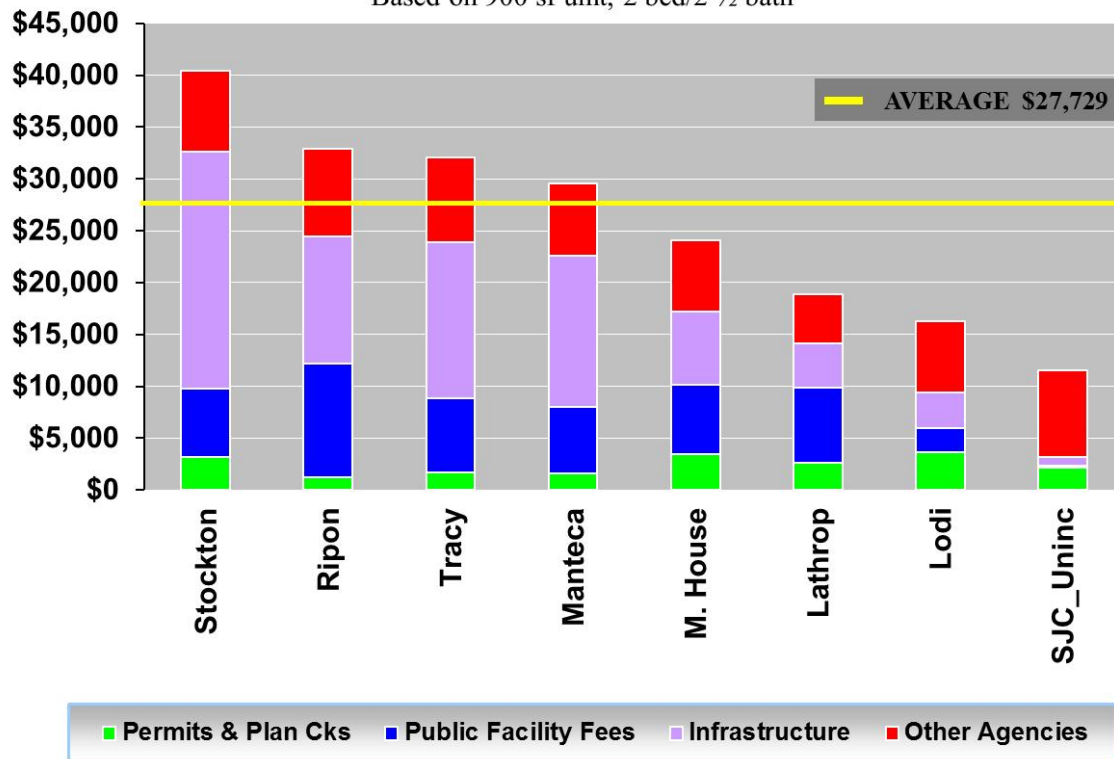
* Please note the Overall Average has been calculated using all jurisdictions with the exception of the San Joaquin County and Stanislaus County unincorporated areas due to the water, sewer and storm drainage fee variances by service provider.

Comparison Graphs – San Joaquin County Jurisdictions Only

The chart below displays the 8 areas studied within San Joaquin County and graphs the total estimated development fee cost for a multi-family dwelling unit. Fees include permits and plan checks, public facility fees, infrastructure, and other agency fees. Finance districts and annual taxes have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for 7 of the 8 jurisdictions.*

Multi-Family Dwelling -- Development Fee Comparison

Based on 900 sf unit, 2 bed/2 ½ bath



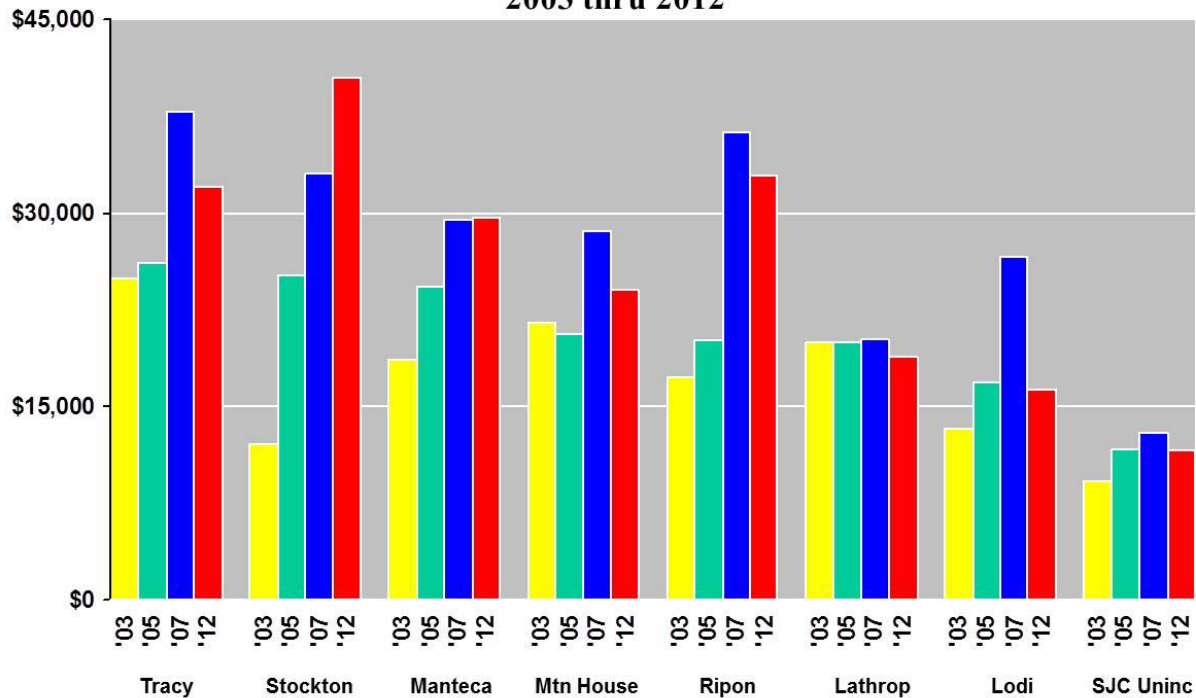
SJC Average = \$27,729

Please note the San Joaquin County average has been calculated using all jurisdictions studied within the county with the exception of the San Joaquin County unincorporated area due to water, wastewater, and storm drainage fee variances by provider.

2003 thru 2012 Comparisons

The graph below compares development fee results from prior studies completed by the San Joaquin Partnership. The information represents data from years 2003, 2005, 2007 and 2012 for the 8 areas studied within San Joaquin County. The table displays a ranking of change for all jurisdictions included within the study. It is important to note that fees calculated may be site and/or development specific. Finance districts and annual assessments have been excluded from the graph. A variance in sites studied between years may affect the overall percentage increase or decrease for a specific jurisdiction.

Multi-Family Dwelling -- Development Fee Comparison 2003 thru 2012



Multi-Family Dwelling Unit - Comparison of Change

Jurisdiction	2003 vs. 2005	Jurisdiction	2005 vs. 2007	Jurisdiction	2007 vs. 2012	Jurisdiction	2003 vs. 2012
W. Sac	258.4%	Patterson	105.8%	Fairfield	28.9%	Stockton	232.9%
Galt	132.1%	Ripon	80.9%	Stockton	22.2%	W. Sac	184.2%
Stockton	107.1%	Modesto	76.8%	Ceres	13.1%	Modesto	149.2%
Modesto	64.2%	Lodi	57.7%	Vacaville	7.9%	Ripon	90.4%
Pleasanton	39.6%	Tracy	44.9%	Elk Grove	5.3%	Fairfield	63.9%
Livermore	30.6%	Fairfield	39.8%	W. Sac	2.8%	Manteca	58.7%
Manteca	30.2%	M. House	38.7%	Manteca	0.4%	Pleasanton	47.6%
Lodi	27.0%	Stan. County	37.5%	Galt	-1.7%	Vacaville	37.2%
SJC	26.9%	Stockton	31.5%	Lathrop	-6.6%	Tracy	28.8%
Ripon	15.9%	Vacaville	23.5%	Ripon	-9.2%	Galt	23.3%
Tracy	4.9%	Manteca	21.4%	Ripon	-9.2%	Lodi	22.4%
Vacaville	3.0%	SJC	10.0%	SJC	-12.5%	SJC	22.1%
Lathrop	0.0%	Ceres	9.6%	Patterson	-13.0%	M. House	11.9%
Stan. County	-1.9%	Lathrop	0.8%	Modesto	-14.2%	Stan. County	-0.5%
M. House	-4.0%	Elk Grove	-13.1%	Tracy	-15.3%	Livermore	-2.1%
Fairfield	-9.1%	W. Sac	-22.8%	M. House	-16.0%	Lathrop	-5.9%
Ceres	NA	Galt	-46.0%	Stan. County	-26.2%	Ceres	NA
Elk Grove	NA	Livermore	NA	Lodi	-38.9%	Elk Grove	NA
Patterson	NA	Pleasanton	NA	Livermore	NA	Patterson	NA
Turlock	NA	Turlock	NA	Pleasanton	NA	Turlock	NA
Woodland	NA	Woodland	NA	Turlock	NA	Woodland	NA

Model 2 - Multi-Family Dwelling Unit (MFDU)

San Joaquin County

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
Site Location	Mossdale Landing	Westside	Not Site Specific	Not Site Specific	Oakwood Lake	Mountain House	West Lake Villages	South ISP
Acreage	RAE 8.5	RAE 8.5	RAE 8.0	RAE 16.13	RAE 8.33	RAE 8.5	RAE 8.5	RAE 8.5
Building Size	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf
Bldg Valuation	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000

Building Permit & Plan Check Fees

Building Permit Fee	\$916	\$1,357	\$609	\$762	\$893	\$1,837	\$1,251	\$1,005
Building Plan Check Fee	\$641	\$1,506	\$363	\$495	\$630	\$580	\$901	\$653
Strong Motion Instrumentation Program	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Plumbing, Mechanical, & Electrical Permit	\$504	\$0	\$0	\$0	\$300	\$300	\$0	\$0
Other Misc Fees	\$558	\$762	\$630	\$5	\$287	\$775	\$1,062	\$5
Subtotal	\$2,629	\$3,635	\$1,612	\$1,272	\$2,120	\$3,502	\$3,224	\$1,673

Public Facility Fees

Public Buildings	\$3,582	\$211	\$4,052	\$2,114	\$0	\$577	\$2,715	\$1,940
Park Land	\$3,328	\$1,334	\$1,694	\$8,160	\$0	\$4,515	\$1,712	\$5,229
AG Preservation	\$0	\$0	\$298	\$0	\$0	\$0	\$1,511	\$0
Other Misc PF Fees	\$369	\$753	\$350	\$664	\$223	\$1,591	\$578	\$0
Subtotal	\$7,279	\$2,298	\$6,395	\$10,938	\$223	\$6,683	\$6,516	\$7,169

Infrastructure

Water	\$1,393	\$1,563	\$3,958	\$6,115	\$0	\$650	\$10,492	\$5,533
Wastewater	\$913	\$1,720	\$5,103	\$2,376	\$0	\$0	\$2,544	\$3,855
Storm Drainage	\$154	\$0	\$1,269	\$555	\$0	\$0	\$0	\$2,225
Traffic Impact Mitigation Fees	\$0	\$0	\$0	\$2,968	\$823	\$901	\$0	\$3,422
Street Improvements/Traffic Signals	\$1,700	\$157	\$1,996	\$196	\$0	\$5,488	\$9,723	\$0
Other Misc Infra Fees	\$38	\$0	\$2,295	\$0	\$0	\$0	\$147	\$0
Subtotal	\$4,198	\$3,440	\$14,621	\$12,210	\$823	\$7,039	\$22,906	\$15,035

Other Agencies

County Facilities Fee	\$0	\$1,594	\$1,564	\$1,564	\$1,968	\$1,968	\$1,564	\$1,564
Regional Transportation Fee	\$1,809	\$1,809	\$1,809	\$1,809	\$1,809	\$1,809	\$1,809	\$1,809
Habitat Mitigation	\$0	\$846	\$899	\$446	\$1,691	\$1,691	\$1,691	\$0
School Districts	\$2,664	\$2,673	\$2,664	\$2,880	\$2,664	\$1,347	\$2,673	\$4,788
Fire Districts	\$279	\$0	\$0	\$1,807	\$279	\$0	\$0	\$0
Subtotal	\$4,752	\$6,922	\$6,936	\$8,506	\$8,410	\$6,814	\$7,737	\$8,161

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
<i>Grand Total</i>	\$18,858	\$16,295	\$29,564	\$32,926	\$11,578	\$24,038	\$40,383	\$32,038
<i>Fees Per SF of Building</i>	\$20.95	\$18.11	\$32.85	\$36.58	\$12.86	\$26.71	\$44.87	\$35.60
<i>Percent of SJC Average</i>	68%	59%	107%	119%	42%	87%	146%	116%
<i>Percent of Overall Average</i>	68%	59%	107%	119%	42%	87%	146%	116%
<i>Other Agency Fees % of Grand Total</i>	25%	42%	23%	26%	73%	28%	19%	25%
<i>SJC Average</i>	\$27,729							
<i>Overall Average</i>	\$39,571							

Please note the San Joaquin County Average and the Overall Average have been calculated using all jurisdictions for this Model with the exception of the San Joaquin County unincorporated area and the Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$428	\$0	\$0	\$0	\$0	\$0	\$0	\$27
Maintenance District	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$156
Community Facilities District	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$27	\$0	\$0	\$0	\$0	\$939	\$0	\$0
Total	\$1,132	\$0	\$0	\$0	\$0	\$939	\$0	\$183

FOOTNOTES:

Lathrop

Building Permit & Plan Check Fees

Other Misc Fees - includes Energy Plan Check Fee (\$229.00), Electrical Plan Check Fee (\$114.50), Plan Storage Fee (\$110.68), Mechanical Plan Check Fee (\$34.35), Plumbing Plan Check Fee (\$34.35), Issuance Fee (\$30), and Building Standards Admin Fee - SB1473 (\$5). Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee has not been calculated due to these fees being based upon the valuation of the suppression system and on a case-by-case basis - charged hourly.

Public Facility Fees

Public Buildings - includes Municipal Services Capital Facility Fee (\$2,246) and Facilities (Culture & Leisure Capital Facilities Fee) (\$1,336).

AG Preservation Fee - is exempt at Mossdale Landing.

Other Misc PF Fees - includes Administration Fee (\$334.29) and Environmental Mitigation Fee for Riparian Brush Rabbit (\$35).

Infrastructure

Water - includes Water System Storage Fee (\$755) and Water System Well Improvement Fee (\$638). Based on 5/8" Meter Size.

Street Improvements/Traffic Signals - includes West Central Lathrop Transportation Capital Facility Fee (\$1,361) and West Lathrop Specific Plan Regional Transportation Impact Fee (\$339).

Other Misc Infra Fees - includes Recycled Water Outfall Fee (\$38).

Other Agencies

County Facilities Fee - per city of Lathrop municipal code, chapter 3.32.080b Mossdale Landing is exempt.

Habitat Mitigation Fee - San Joaquin County Habitat Conservation Fee has been paid.

School District Fee - based on Manteca USD Fee of \$2.96 per square foot for residential.

Fire Districts - includes a one time Fire Facility Fee payable to the Lathrop-Manteca Fire District at \$0.31 per square foot for residential.

Finance Districts & Taxes

Assessment District - includes Mossdale Village Assessment District No. 03-1, Series 2003 and Series 2005. Based on Fiscal Year 2012/13 maximum assessments.

Maintenance District - includes Mossdale Landscape & Lighting Maintenance District. Based on Fiscal Year 2012/13 maximum assessments.

Community Facilities District - includes CFD 2003-1 (Mossdale Village) and CFD 04-1 (Mossdale Village Services). Based on Fiscal Year 2012/13 maximum assessments.

Other Misc Taxes - includes Lathrop-Manteca Fire District Annual Tax Override of \$0.03 per square foot for residential projects to be paid with property taxes.

Lodi

Building Permit & Plan Check Fees

Building Plan Check Fee - includes Building Plan Review Fee (\$814), and Public Works Plan Review Fee (\$692).

Other Misc Fees - includes Zoning Plan Review Fee (\$350), Maintenance of Bldg Plans Fee (\$136), Disabled Access Surcharge Fee (\$136), Energy Compliance Surcharge Fee (\$136), and Green Building Standards Admin Fee - SB1473 (\$5).

Public Facility Fees

Public Facility Fees have been calculated at medium density residential rates.

Other Misc PF Fees - includes Electric Utility Mitigation Fee (\$336) based on 200 Panel Size and 240 volts, Police Impact Mitigation Fee (\$258), Fire Impact Mitigation Fee (\$132), and Art in Public Places Fee (\$27).

Infrastructure

Water - includes Water Impact Mitigation Fee (\$1,263), and Water Meter Fee (\$300).

Street Improvements/Traffic Signals - have been calculated at medium density residential rates.

Other Agencies

County Facilities Fee - includes County Facilities Fee (\$1,564) and City of Lodi County Facilities Fee Admin Fee (\$30).

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 / RAE Factor of 8.5 = \$846.47).

School District Fee - based on Lodi USD Fee of \$2.97 per square foot of livable area for residential. This fee can be more or less depending upon Development Agreement.

FOOTNOTES:

Manteca

Building Permit & Plan Check Fees

NOTE: Plan Check & Inspection Fees based on approved master plan (production home repeat) fees.

Building Plan Check Fee - includes Building Plan Check Fee (\$139), Fire Sprinkler Inspection Fee (\$155), Fire Sprinkler Plan Check Fee (\$58) and Planning Plot Plan Fee (\$11).

Other Misc Fees - includes Business License Tax (\$625 per dwelling unit) and California Building Standards Commission Green Building Fund Fee (\$5).

Public Facility Fees

Public Buildings - includes Government Building Facilities Fee (\$3,356.36) and Fire Facilities Fee (\$696).

AG Preservation Fee - has been calculated at \$2,385.64 per acre (\$2,385.64 / RAE Factor of 8.0 = \$298.20).

Other Misc PF Fees - includes Major Equipment Purchase Fee (\$350).

Infrastructure

Water - includes Surface Water Debt Fee (\$3,576), Water Meter Fee (\$273) and Surface Water Capital Fee (\$109).

Wastewater - includes Phase 3 Sewer Connection Charge (\$3,301) and Wastewater Quality Control Facility (WQCF) Phase 3 Completion Fee (\$1,802).

Street Improvements/Traffic Signals - includes Public Facilities Implementation Program Transportation Fee (Zone 3) (\$1,996). Based on medium density residential.

Other Misc Infra Fees - includes Sewer Public Facilities Implementation Program Fee (Zone 24) (\$1,368) and Well Water Public Facilities Implementation Program Fee (Zone 12) (\$927).

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 / RAE Factor of 8.0 = \$899.38).

School District Fee - based on Manteca USD Fee of \$2.96 per square foot for residential.

Mountain House

Building Permit & Plan Check Fees

Building Permit Fee - includes Mountain House Building Permit Fee (\$944), and San Joaquin County Building Permit Fee (\$893).

Other Misc Fees - includes Handicap & Energy Fee (\$223), Driveway Encroachment Permit Inspection Fee (\$108), Driveway Encroachment Permit Processing Fee (\$98), Green Compliance Fee (\$89), General Plan Implementation Fee (\$60), Imaging/Technology Fee (\$54), Plot Plan Review Fee (\$50), Structured Wiring Inspection Fee (\$44), Building Permit Processing Fee (\$44), and Green Building Standards Admin Fee - SB1473 (\$5).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such easement, the Board of Supervisors may approve a pay-in lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Public Safety & Admin Fee (\$1,223), and Low Cost Housing Fee (\$368).

Infrastructure

Water - includes Flat Rate Water Fee (\$413), Water Meter Permit Processing Fee (\$129), and Water Meter Permit Inspection Fee (\$108).

Wastewater - capital reimbursement to developer may be required based upon size of site acquired.

Storm Drainage - capital reimbursement to developer may be required based upon size of site acquired.

Street Improvements/Traffic Signals - includes Mountain House Transportation Improvement Fee (\$5,488) calculated at High Density Housing rate.

Other Agencies

Habitat Mitigation - has been calculated on Category C / Pay Zone B at \$14,372 per acre with an RAE Factor of 8.5.

School Districts - includes Lammersville USD Fee (\$1,347 per unit).

Finance Districts & Taxes

Other Misc Taxes - includes four special annual taxes that are paid with the ad valorem tax for the Mountain House Community Service District. Tax No. 1 – Roads /Transportation Services & Community Services Operational/Administrative Functions (\$556), Tax No. 2 - Public Safety Services (\$279), Tax No. 4 - Public Works (\$53), and Tax No. 3 - Parks, Recreation, & Community Facilities (\$51).

Ripon

Building Permit & Plan Check Fees

Other Misc Fees - includes California Building Standards Commission Green Building Fund Fee - SB1473 (\$5). Not accounted for in this analysis are Engineering Fees of 7% of total improvement costs that consist of Plan Check (3%), Inspection (3%) and Mapping/GIS (1%).

FOOTNOTES:

Ripon

Public Facility Fees

Public Buildings - includes Corporation Yard Fee (\$865), City Hall Fee (\$666), Police Station Fee (\$312), and Library Fee (\$271).

Other Misc PF Fees - includes Garbage Fee (\$664).

Infrastructure

Traffic Impact Mitigation Fees - includes Transportation Fee (\$2,968).

Other Misc Infra Fees - some properties/projects are subject to a General Mitigation Fee (\$5,177.71 per unit). This fee is only collected through Development Agreements. For the purpose of this analysis, this fee has been omitted.

Other Agencies

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre ($\$7,195 / 16.13 \text{ RAE Factor} = \446).

School District Fee - based on Ripon USD Fee of \$3.20 per square foot for residential.

Fire Districts - includes Fire Public Facility Fee (\$1,807).

Finance Districts & Taxes

Assessment District - some areas of Ripon have Benefit Assessment Fees associated with the property. These fees vary greatly from area-to-area. For the purpose of this analysis, these fees have been omitted.

SJC Uninc

Building Permit & Plan Check Fees

Building Plan Check Fee - Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee not calculated. When applicable, charged hourly on a case-by-case basis.

Other Misc Fees - includes Green Compliance & Building Standards Fees - SB1473 (\$89 & \$5), Processing Fee (\$80), General Plan Implementation Fee (\$60), & Imaging/Technology Fee (\$54).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such an easement, the Board of Supervisors may approve a pay in-lieu fee which was set at \$8,675 per acre at the time of this study.

Other Misc PF Fees - includes Handicap & Energy Fee (\$223.18).

Infrastructure

Water - Oakwood Lake Water District has no current water fee. Developer funded & may require reimbursement.

Wastewater - Oakwood Lake Water District has no current wastewater fee. Developer funded & may require reimbursement.

Storm Drainage - onsite Storm Drainage must meet San Joaquin County design requirement.

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre ($\$14,372 / \text{RAE Factor of } 8.5 = \$1,690.82$).

School District Fee - based on Manteca USD Fee of \$2.96 per square foot for residential. There are 15 school districts with fees that vary greatly.

Fire Districts - includes a one time Fire Facility Fee payable to the Lathrop-Manteca Fire District at \$0.31 per square foot for residential.

Stockton

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Maintenance & Implementation Fee (\$306), Technology Fee (\$161), Miscellaneous Fees (Permit Tracking, Land Update, Microfilm & Permit Issuance - \$106), Development Code Maintenance Fee (\$102), Development Oversight Commission Fee (\$102), Climate Action Plan Implementation Fee (\$102), Capital Preservation Fee (\$102), Housing Element Fee (\$51), Community Rating System Admin Fee (\$25), and Green Building Fee - SB1473 (\$5).

Public Facility Fees

Public Buildings - includes Libraries Fee (\$762), Fire Stations Fee (\$658), Police Stations Fee (\$497), Community Recreation Center Fee (\$406), and City Office Space Fee (\$392). The City of Stockton has currently reduced these fees (other than the Fire & Police Stations Fees) by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2013. For the purpose of this study, these fee reductions are NOT taken into account.

Other Misc PF Fees - includes Administration Fee (\$451) and Air Quality Fee (\$127).

FOOTNOTES:

Stockton

Infrastructure

Water - includes Delta Water Supply Fee (\$7,674), Water Connection Fee (\$1,665), and Surface Water Fee (\$1,153). Water Connection Fee for first unit is \$3,886.25 and \$1,664.50 for each additional unit. Surface Water Fee for the first unit is \$3,839 and \$1,153 for each additional unit. For the purpose of this study, the "each additional unit" fee has been used.

Wastewater - includes Sewer Connection Fee (\$2,544). Many variables are involved that could lead to a higher or lower amount. Wastewater fees also vary based on fee area. Sewer Connection Fee for the first unit is \$3,634 and \$2,543.80 for each additional unit. For the purpose of this study, the "each additional unit" fee has been used.

Storm Drainage - Developer is responsible for building of onsite storm drainage system. No impact fee is collected by the City of Stockton.

Street Improvements/Traffic Signals - The City of Stockton has reduced the Street Improvement Fee by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2012. For the purpose of this study, this fee reduction has NOT been taken into account.

Other Misc Infra Fees - includes Water/Sewer Admin Fee (\$147).

Other Agencies

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre ($\$14,372 / \text{RAE Factor of } 8.5 = \$1,690.82$).

School District Fee - based on Lodi USD Fee of \$2.97 per square foot of living area for residential.

Tracy

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - will be required and are based on actual number of fixtures.

Other Misc Fees - includes California Building Standards Commission Fee - SB1473 (\$5).

Infrastructure

Water - includes Water Fee (\$3,317) and Water Connection Fee based on a 2" meter size ($\$18,839 / \text{RAE } 8.5 = \$2,216.35$).

Other Agencies

Habitat Mitigation Fee - South Industrial Specific Plan area exempt. Category A - No Pay Zone.

School District Fee - based on Tracy USD Fee of \$5.32 per square foot for residential.

Finance Districts & Taxes

Assessment District - includes South San Joaquin Fire District Special Assessment of \$0.03 per square foot payable annually.

Maintenance District - a Landscape Maintenance District Tax may apply depending upon development area.

Model 2 - Multi-Family Dwelling Unit (MFDU)

Surrounding Communities

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
	Not Site Specific	Not Site Specific	Laguna Ridge	Not Northeast Area	Cordelia Area	Not Site Specific	Not Site Specific	3117 Chandon Drive	Not Site Specific	Northeast Master Plan Area	Not Site Specific	Southport	Spring Lake
Acreege	NA	NA	NA	RAE 10	NA	NA	NA	5.36	RAE 8.5	NA	NA	RAE 8.5	NA
Building Size	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf	900 sf
Bldg Valuation	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000	\$102,000

Building Permit & Plan Check Fees

Building Permit Fee	\$3,981	\$568	\$493	\$1,122	\$1,089	\$828	\$970	\$461	\$1,005	\$950	\$716	\$851	\$753
Building Plan Check Fee	\$0	\$369	\$2,598	\$563	\$708	\$616	\$630	\$0	\$653	\$650	\$465	\$697	\$490
Strong Motion Instrumentation Program	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Plumbing, Mechanical, & Electrical Permit	\$0	\$142	\$0	\$0	\$139	\$144	\$0	\$0	\$0	\$500	\$284	\$0	\$62
Other Misc Fees	\$2,749	\$606	\$75	\$424	\$601	\$343	\$189	\$679	\$38	\$547	\$868	\$632	\$7,392
Subtotal	\$6,740	\$1,696	\$3,176	\$2,119	\$2,548	\$1,941	\$1,799	\$1,150	\$1,706	\$2,658	\$2,344	\$2,190	\$8,707

Public Facility Fees

Public Buildings	\$0	\$2,697	\$1,715	\$0	\$5,417	\$418	\$1,056	\$0	\$4,917	\$2,034	\$0	\$2,727	\$2,433
Park Land	\$10,404	\$1,969	\$8,728	\$6,630	\$8,303	\$2,748	\$4,465	\$0	\$2,585	\$1,429	\$0	\$11,069	\$7,193
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$146	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc PF Fees	\$1,298	\$2,573	\$2,264	\$2,602	\$354	\$700	\$2,839	\$9,476	\$1,134	\$3,385	\$0	\$203	\$147
Subtotal	\$11,702	\$7,239	\$12,707	\$9,232	\$14,074	\$4,012	\$8,360	\$9,476	\$8,636	\$6,848	\$0	\$13,999	\$9,773

Infrastructure

Water	\$39,865	\$24,550	\$9,875	\$2,821	\$5,993	\$2,292	\$2,180	\$19,878	\$13,755	\$7,327	\$578	\$3,746	\$1,704
Wastewater	\$3,767	\$9,807	\$6,863	\$8,707	\$5,943	\$7,059	\$1,795	\$3,543	\$4,307	\$4,009	\$535	\$8,269	\$6,837
Storm Drainage	\$2,558	\$0	\$896	\$332	\$0	\$485	\$0	\$0	\$5,379	\$4,305	\$0	\$6,456	\$6,539
Traffic Impact Mitigation Fees	\$5,452	\$3,080	\$0	\$8,136	\$0	\$5,421	\$1,919	\$0	\$0	\$0	\$0	\$9,776	\$0
Street Improvements/Traffic Signals	\$0	\$0	\$4,163	\$0	\$2,283	\$0	\$0	\$0	\$3,879	\$22,155	\$0	\$0	\$13,813
Other Misc Infra Fees	\$0	\$0	\$0	\$0	\$127	\$0	\$0	\$490	\$43	\$872	\$0	\$1,053	\$5
Subtotal	\$51,642	\$37,437	\$21,797	\$19,996	\$14,346	\$15,257	\$5,893	\$23,911	\$27,363	\$38,668	\$1,113	\$29,300	\$28,898

Other Agencies

County Facilities Fee	\$0	\$0	\$0	\$0	\$8,656	\$8,916	\$2,211	\$2,211	\$2,211	\$2,165	\$3,418	\$2,925	\$385
Regional Transportation Fee	\$1,450	\$1,450	\$765	\$765	\$0	\$0	\$2,432	\$2,432	\$2,432	\$2,432	\$2,432	\$0	\$0
Habitat Mitigation	\$0	\$0	\$482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Districts	\$2,880	\$6,066	\$4,194	\$4,761	\$3,636	\$1,845	\$2,880	\$2,880	\$4,842	\$3,861	\$2,880	\$2,673	\$4,266
Fire Districts	\$0	\$0	\$1,139	\$499	\$0	\$0	\$0	\$0	\$0	\$0	\$261	\$0	\$0
Other Districts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$4,330	\$7,516	\$6,580	\$6,025	\$12,292	\$10,761	\$7,523	\$7,523	\$9,485	\$8,458	\$8,991	\$5,598	\$4,651

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
<i>Grand Total</i>	\$74,414	\$53,888	\$44,260	\$37,373	\$43,260	\$31,971	\$23,575	\$42,060	\$47,190	\$56,632	\$12,448	\$51,087	\$52,029
<i>Fees Per SF of Building</i>	\$82.68	\$59.88	\$49.18	\$41.53	\$48.07	\$35.52	\$26.19	\$46.73	\$52.43	\$62.92	\$13.83	\$56.76	\$57.81
<i>Percent of Overall Average</i>	188%	136%	112%	94%	109%	81%	60%	106%	119%	143%	31%	129%	131%
<i>Overall Average</i>	\$39,571												
<i>SJC Average</i>	\$27,729												

Please note the Overall Average has been calculated using all jurisdictions for this Model with the exception of San Joaquin County unincorporated area and Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance District	\$0	\$0	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$0	\$0	\$669	\$0	\$0	\$0	\$0	\$81,327	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$680	\$0	\$0	\$0	\$0	\$81,327	\$0	\$0	\$0	\$0	\$0

FOOTNOTES:

Ceres

Building Permit & Plan Check Fees

Other Misc Fees - includes Admin Fee (\$105), Construction Water Fee (\$80), and CA Green Building Standards Admin Fee - SB1473 (\$4).

Public Facility Fees

Other Misc PF Fees - includes Community Facilities Fee (\$1,520), Fire Fee (\$782), Police Fee (\$370), and Information Technology Fee (\$168).

Other Agencies

School Districts - includes Ceres Unified School District Fee calculated at \$3.20 per square foot of livable area.

Elk Grove

Building Permit & Plan Check Fees

NOTE: Fees were based upon a 20-unit condo complex and have been adjusted per unit.

Building Plan Check Fee - includes the following Cosumnes Community Services District Fees: Architectural Plan Review Fee (\$1,079), Civil Engineer Plan Review Fee (\$745), Fire Sprinkler Underground Fee (\$28), Knox Box Implementation Fee (\$7) and City of Elk Grove Plan Review Fee (\$739).

Strong Motion Instrumentation Program Fee - was not calculated by the City of Elk Grove. For the purpose of this study it has been calculated as follows: (\$102,000 Building Valuation x \$0.00010 = \$10.20).

Other Misc Fees - includes Technology Fee (\$41), General Plan Update Fee (\$23), Zone Check Fee (\$7), and CBSC Revolving Fund Fee - SB1473 (\$4).

Public Facility Fees

Park Land - includes Laguna Ridge Supplemental Park Fee (\$6,768), and Laguna Ridge Park Fee (\$1,960).

Infrastructure

Water - includes Sacramento County Zone 40 Water Fee (\$9,875). Does not include fee for any irrigation service.

Wastewater - includes Sacramento Regional County Sanitation District Sewer Fee (\$5,588), and Sacramento Area Sewer District Fee (\$1,275).

Storm Drainage - includes Sacramento County Zone 11A Drainage Fee (\$896).

Street Improvements/Traffic Signals - Roadway Fee: Credit may be available to qualified developments for private construction costs incurred for road improvements.

Other Agencies

Habitat Mitigation - includes Swainson's Hawk Fee (\$482). When applicable, the City of Elk Grove has an Oak Tree Mitigation Fee of \$200 per inch of tree diameter.

School Districts - includes Elk Grove Unified School District Fee (\$4,194).

Fire Districts - includes Cosumnes Community Services District Fire Fee (\$1,139).

Finance Districts & Taxes

Maintenance District - includes Street Maintenance District No. 1 (\$11). The City of Elk Grove also has a Street Lighting District No. 1 Fee of \$0.25 per frontage foot in Laguna Ridge.

Community Facilities District - includes Laguna Ridge CFD 2005-1 (\$276), Police Services CFD 2003-2 (\$273), and Elk Grove USD CFD (\$120).

Fairfield

Building Permit & Plan Check Fees

NOTE: Fees were based upon a 2-unit duplex and have been adjusted per unit.

Building Permit Fee - City of Fairfield calculates valuation for residential at \$65 per square foot - UBC Table 1A. For the purpose of this report, fees have been adjusted to reflect the Model building valuation of \$102,000.

Other Misc Fees - includes Engineering Plan Check Fee (\$283), Fire Inspection Fee (\$272), General Plan Amendment Fee (\$42), and Green Building Standards Fee - SB1473 (\$4).

Public Facility Fees

Public Buildings - includes AB1600 Public Facility Fee (\$2,847), and Construction License Tax (\$2,570).

Park Land - includes AB1600 Park & Recreation Facility Fee (\$6,145), and Park & Recreation Fee (\$2,158).

Other Misc PF Fees - includes Cordelia Open Space Fee (\$354).

Infrastructure

Water - includes Water Connection Fee (\$4,950), and Water Meter Fee (\$336).

Other Misc Infra Fees - includes AB1600 Urban Design Fee (\$127).

FOOTNOTES:

Fairfield

Other Agencies

School Districts - includes Fairfield-Suisun School Development Fee (\$3,636) calculated at \$4.04 per square foot of livable area.

Galt

Building Permit & Plan Check Fees

NOTE: Fees were based upon a 10-unit condo complex and have been adjusted per unit.

Building Permit Fee - includes Building, Plumbing, Mechanical, & Electrical Permit Fees (\$1,122).

Other Misc Fees - includes General Plan Policy Document Maintenance Recovery Fee (\$367), Contractors License Tax (\$41), Building Standards Administration Special Revolving Fund Fee - SB1473 (\$5), Public Works Site Plan Review Fee (\$3), Capital Acquisition Replacement (Hardware/Software) Fee (\$2), CRW Permit Tracking Recovery Fee (\$2), Job Card Holder Fee (\$2), and CRW Permit Tracking Maintenance Fee (\$1).

Infrastructure

Water - includes Well Connection Fee (\$2,780), and Water Meter Fee (\$41) based on 1 inch diameter service.

Wastewater - includes Sewer Connection Capital Impact Fee (\$4,919), and Sewer Supplemental Assessment WWTP - Capital Impact Fee (\$3,788).

Other Agencies

Regional Transportation Fee - includes Measure A - Sacramento Countywide Transportation Mitigation Fee Program.

School Districts - based on Galt Joint Union School District Fee - Alternative #2 of 5.29 per square foot for residential.

Fire Districts - includes the following Cosumnes Fire Department Fees: New Building Review Fee (\$273), Fire Alarm Review Fee (\$96), Site Plan Review Fee (\$74), and Fire Sprinkler Underground Fee (\$56). Not included is the Commercial Fire Sprinkler Review Fee which is based upon number of sprinkler heads.

Livermore

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Plan Check Fee and Plumbing, Mechanical, Electrical Permit Fees (\$3,981).

Other Misc Fees - includes Tax on Construction Fee (\$1,785), Fire Plan Check Fee per Riser (\$480), Citywide General Plan Fee (\$351), Fire Inspection Fee (\$128), and Green Building Standards Fee - SB1473 (\$5).

Public Facility Fees

Park Land - the City of Livermore may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details.

Other Misc PF Fees - includes Social/Human Services Facility Fee (\$1,298). In-Lieu Low Income Housing Fee may be applicable, but has not been included. Multi-family units are calculated per ordinance based on unit size and cost valuation with a cap of \$23,299 per unit.

Infrastructure

Water - includes County Zone 7 Water Connection Fee - 3/4" (\$34,395), and City Water Connection Fee - 3/4" (\$5,470).

Storm Drainage - includes County Zone 7 Storm Drainage Fee (\$1,999) at \$1.00 per square foot, and City Storm Drainage Fee (\$560) at \$0.28 per square foot - based on 34% impervious surface area.

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Development Fee (\$1,450).

School Districts - includes Livermore Valley Joint Unified School District Fee (\$2,880) calculated at \$3.20 per square foot of livable area.

Modesto

Building Permit & Plan Check Fees

NOTE: Fees were based upon a 10-unit condo complex and have been adjusted per unit.

Other Misc Fees - includes Land Development Engineering Pre-Plan Review Fee (\$400), Fire Marshal Plan Check (\$71), Stormwater Quality Pre-Plan Review Fee (\$55), Fire Marshal Sprinkler Riser Test (\$50), General Plan Maintenance Fee (\$27), Landscape Plan Check Review (\$25), Fire Marshal Plan Check, Sprinkler System Fee (\$22), Landscape & Irrigation Inspection Fee (\$18), Planning Division Plan Check Fee (\$7), and CBSC Fee SB 1473 (\$4).

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Fee (\$9,476).

Infrastructure

Wastewater - includes Wastewater Connection Fee (\$3,197), and Sewer Subtrunk Fee (\$346).

Other Misc Infra Fees - includes Water Service Pavement Fee (\$490).

FOOTNOTES:

Modesto

Other Agencies

School Districts - based on Modesto Unified School District Fee of \$3.20 per square foot for residential.

Finance Districts & Taxes

Community Facilities District - includes CFD 2004-1 (Village One #2) - Tax Zone #1 (Formation - Annexation No. 5) Multi-Family Residential Non-Annexed Properties Fee (\$80,377), and CFD Annexation Deposit (\$9,50).

Patterson

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Reimbursement Fee (\$34), and Green Building Standards Fee - SB1473 (\$4).

Public Facility Fees

Public Buildings - includes Community Center/Senior Center - Community Facilities Impact Fee (\$2,313), Sports Complex II - Community Facilities Impact Fee (\$916), Corporation Yard - General Government Impact Fee (\$731), Aquatics Center- Community Facilities Impact Fee (\$615), and City Hall - General Government Impact Fee (\$342).

Other Misc PF Fees - includes Services Impact Fee (\$607), Fire - Public Safety Impact Fee (\$457), and Police - Public Safety Impact Fee (\$70). Affordable Housing In-Lieu Fee not calculated. Must comply with inclusionary housing ordinance.

Infrastructure

Other Misc Infra Fees - includes I-5 Interchange Impact Fee (\$43).

Other Agencies

School Districts - includes Patterson Joint Unified School District Fee calculated at \$5.38 per square foot of livable area.

Pleasanton

Building Permit & Plan Check Fees

NOTE: Fees were based upon a 10-unit condo complex and have been adjusted per unit.

Other Misc Fees - includes Building/Fire Plan Review Fee (\$142), Title 24 Energy Code Surcharge Fee (\$142), Title 24 Plan Review Fee (\$92), Electrical, Mechanical, Plumbing Plan Review Fee (\$92), Disabled Access Surcharge Fee (\$85), Green Building Plan Review Fee (\$30), Document Archiving Fees (\$10), GIS Mapping Fee (\$9), and CBSC Revolving Fund Surcharge Fee - SB1473 (\$4).

Public Facility Fees

Park Land - includes In-Lieu Parkland Fee (\$1,969).

Other Misc PF Fees - includes Lower Income Housing Fee (\$2,573).

Infrastructure

Water - includes Water District Zone 7 (\$22,930), City of Pleasanton Connection Fee (\$1,200), and Meter Fee (\$420). Based on 5/8" x 3/4" Meter Size.

Wastewater - includes Dublin San Ramon Services District Connection Fee (\$9,477), and City of Pleasanton Connection Fee (\$330).

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Committee Fee (\$1,450).

School Districts - includes Pleasanton Unified School District Fee calculated at \$6.74 per square foot of livable space (\$6,066).

Stanislaus County

Building Permit & Plan Check Fees

NOTE: Fees were based upon a 3-unit triplex and have been adjusted per unit.

Plumbing, Mechanical, & Electrical Permits - includes Electrical Equipment Items (\$144), Mechanical Equipment Items (\$72), Plumbing Equipment Items (\$45), and Electrical Service < 1000 amps (\$23).

Other Misc Fees - includes Stanislaus County Fire Inspection (\$263), Stanislaus County Fire Plan Check (\$220), General Plan Update Fee (\$131), Planning Department Review (\$82), Public Works Plan Review (\$60), DER Plan Review (\$40), GIS Fee (Technology) (\$32), Building Permit Processing Fee (\$30), Microfilm Fee (\$6), and CA Green Building Standards Admin Fee - SB1473 (\$4).

Other Agencies

School Districts - includes School District Fee calculated at \$3.20 psf of "Conditioned Area" (\$2,880).

Fire Districts - includes Stanislaus County Fire District based upon \$0.29 psf (\$261).

FOOTNOTES:

Turlock

Building Permit & Plan Check Fees

Other Misc Fees - includes Records Management Fee (\$264), GIS Development Fee (\$92), Landscape Inspection Fee (\$75), Engineering Fee (\$62), Business License Fee (\$51), and CBSC Revolving Fund Fee - SB1473 (\$4). Fire Department Plan Check & Inspection Fees have not been calculated due to these fees being based upon a case-by-case basis - charged hourly.

Public Facility Fees

Park Land - includes Park Improvement Fee (Neighborhood) (\$944), Park Improvement Fee (Community) (\$465), and Park Development Tax (\$20).

Other Misc PF Fees - includes Capital Facilities Police Fee (\$2,124), Capital Facilities Fire Fee (\$883), Capital Facilities Administration Fee (\$359), and Public Safety Tax (\$20).

Infrastructure

Water - includes Northeast Turlock Master Plan Water Fee (\$3,426), Water Grid Fee (\$2,731), Water Meter Fee (\$1,100), On Site Construction Water Fee (\$50), and Water Well Tax (\$20).

Wastewater - includes Sewer Capital Expansion Fee (\$2,442), Northeast Turlock Master Plan Sewer Fee (\$1,367), and Sewer Trunk Line Construction Fee (\$200).

Street Improvements/Traffic Signals - includes Northeast Turlock Master Plan Transportation Fee (\$19,980), Capital Facilities Roads Fee (\$2,135), Transportation Tax (\$20), and Traffic Signals Tax (\$20).

Other Misc Infra Fees - includes Northeast Turlock Master Plan Administration Fee (\$872).

Other Agencies

School Districts - includes Turlock Unified School District Fee (\$3,861) at \$4.29 per square foot.

Vacaville

Building Permit & Plan Check Fees

Other Misc Fees - includes Record Maintenance Fee (\$130), Fire Plan Check/Inspection Fee (\$124), Plumbing Plan Check Fee (\$31), Energy Plan Check Fee (\$29), Mechanical Plan Check Fee (\$12), Electrical Plan Check Fee (\$12), and Green Building Standards Commission Fee - SB1473 (\$5).

Public Facility Fees

Other Misc PF Fees - includes Police Development Impact Fee (\$595), and Fire Development Impact Fee (\$105).

Infrastructure

Water - includes Water Connection (Plant-Non-Reimb) Fee (\$927), Water Connection (Distrib-Non-Reimb) Fee (\$618), Water Installation Fee (\$360), Water Connection (Plant-Reimb) Fee (\$232), and Water Connection (Distrib-Reimb) Fee (\$155).

Storm Drainage - includes Drainage Detention Fee (Zone 2 - Non-Reimb) (\$255), Drainage Detention Fee (Zone 2 - Reimb) (\$120), Drainage Conveyance (Conveyance) Fee (\$77), and Drainage Conveyance (Water Quality) Fee (\$33).

Other Agencies

County Facilities Fee - based on 2011/2012 Solano County Fee Schedule in effect at time of study (\$8,916).

School Districts - based on Vacaville Unified School District Fee of \$2.05 per square foot for residential.

West Sacramento

Building Permit & Plan Check Fees

Building Permit Fee - includes Electrical, Plumbing, Mechanical, Energy Plan Check & Inspection Fees (\$851).

Other Misc Fees - includes Planning Site Plan Review Fee (\$160), Fire Prevention Plan Review Fee (\$140), Engineering Connection Application Fee (\$85), Engineering Site Plan Review Fee (\$85), Technology Fee (\$77), Scan Fee (\$46), Engineering Application Fee (\$33), and CBSC Revolving Fund Fee - SB1473 (\$5). Engineering Plan Check & Inspection Fees are not calculated as these fees are based on the construction cost of the on-site and frontage improvements associated with a specific project's scope of work.

Public Facility Fees

Public Buildings - includes Fire Facilities Fee (\$832), Police Facilities Fee (\$817), Corporation Yard Facilities Fee (\$623), and City Hall Facilities Fee (\$455).

Other Misc PF Fees - includes Childcare Impact Fee (\$203).

Infrastructure

Wastewater - includes Sacramento Regional County Sanitation District Sewer Connection Fee (\$5,588), and West Sacramento Sewer Connection Fee (\$2,681).

Storm Drainage - includes Storm Drainage Impact Fee for Southport area (\$6,456). Calculated on MC 80 Subarea at Medium Density Residential rate.

Traffic Impact Mitigation Fees - includes CIP, Harbor and Raley Landing Fee (\$9,776). Harbor Fee will no longer be collected effective January 1, 2013.

Other Misc Infra Fees - includes Flood Protection In-Lieu Fee (\$1,053) calculated at Zone 2 rate.

Other Agencies

School Districts - includes Washington Unified School District Fee (\$2,673) at \$2.97 per square foot of livable area.

FOOTNOTES:

Woodland

Building Permit & Plan Check Fees

NOTE: Fees were based upon a 6-unit complex and have been adjusted per unit.

Other Misc Fees - includes Fiscal Deficit Fee (Spring Lake) (\$6,300), Spring Lake Infrastructure Administration Fee (\$974), Construction Recycle Admin Fee (\$46), Energy Plan Review Fee (\$24), Disability Plan Review Fee (\$24), Permit Processing Charge (\$10), Energy Compliance Inspection Fee (\$9), CA Green Building Standards Admin Fee - SB1473 (\$4), and Record Retention Fee (\$1).

Public Facility Fees

Public Buildings - includes Major Projects Financial Plan Fire Fee (\$895), Major Projects Financial Plan Police Fee (\$852), Major Projects Financial Plan General City Fee (\$646), and Major Projects Financial Plan Library Fee (\$40).

Park Land - includes Spring Lake Infrastructure Parks Fee (\$4,245), and Major Projects Financial Plan Parks Fee (\$2,948).

AG Preservation - an agricultural mitigation easement is required prior to final map rather than fees.

Other Misc PF Fees - includes Major Projects Financial Plan Administrative Fee (\$106), and Commercial New Building Fire Fee (\$41).

Infrastructure

Water - includes Spring Lake Infrastructure Water Fee (\$1,389), and Major Projects Financing Plan Water Fee (\$315).

Wastewater - includes Major Projects Financing Plan Wastewater Fee (\$4,671), Spring Lake Infrastructure Sewer Fee (\$2,163), and Building Sewer Service Fee (\$3).

Street Improvements/Traffic Signals - includes Spring Lake Infrastructure Roadway Fee (\$10,045), and Major Projects Financing Plan Streets/Roads Fee (\$3,768).

Other Misc Infra Fees - includes Gas System Fee (\$5).

Other Agencies

County Facilities Fee - includes Yolo County FSA Fee (\$385). Fee is \$2,307.80 for multi-family (2 or more units).

Habitat Mitigation - requires a land conservation easement for projects 40 acres or larger. For smaller projects, in-lieu fee is \$8,666 per acre.

School Districts - includes Woodland Unified School District fee calculated at \$4.74 psf for residential development. There is a \$13,558 maximum cap per home.



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

RETAIL DEVELOPMENT SECTION III

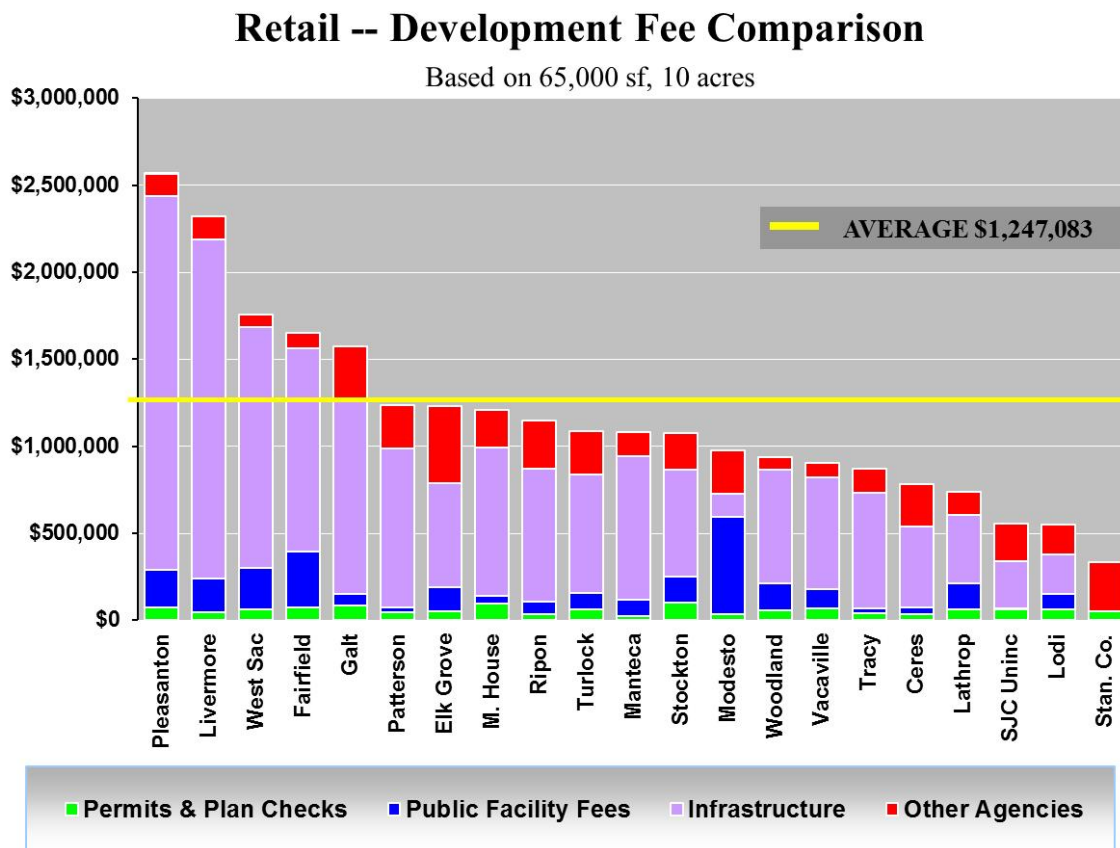
III. Retail Development

Assumptions

For the retail development comparison, SJP assumes a 65,000 square foot facility with 85% impervious surface, 3” water meter, on 5 acres. The building valuation used was \$6,399,000.

Comparison Graphs – All Jurisdictions

The chart below graphs the total estimated development fee cost for 21 jurisdictions for a retail development. Fees include permits and plan checks, public facility fees, infrastructure, and other agency fees. Finance districts and annual assessments have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for 19 of the 21 jurisdictions.*



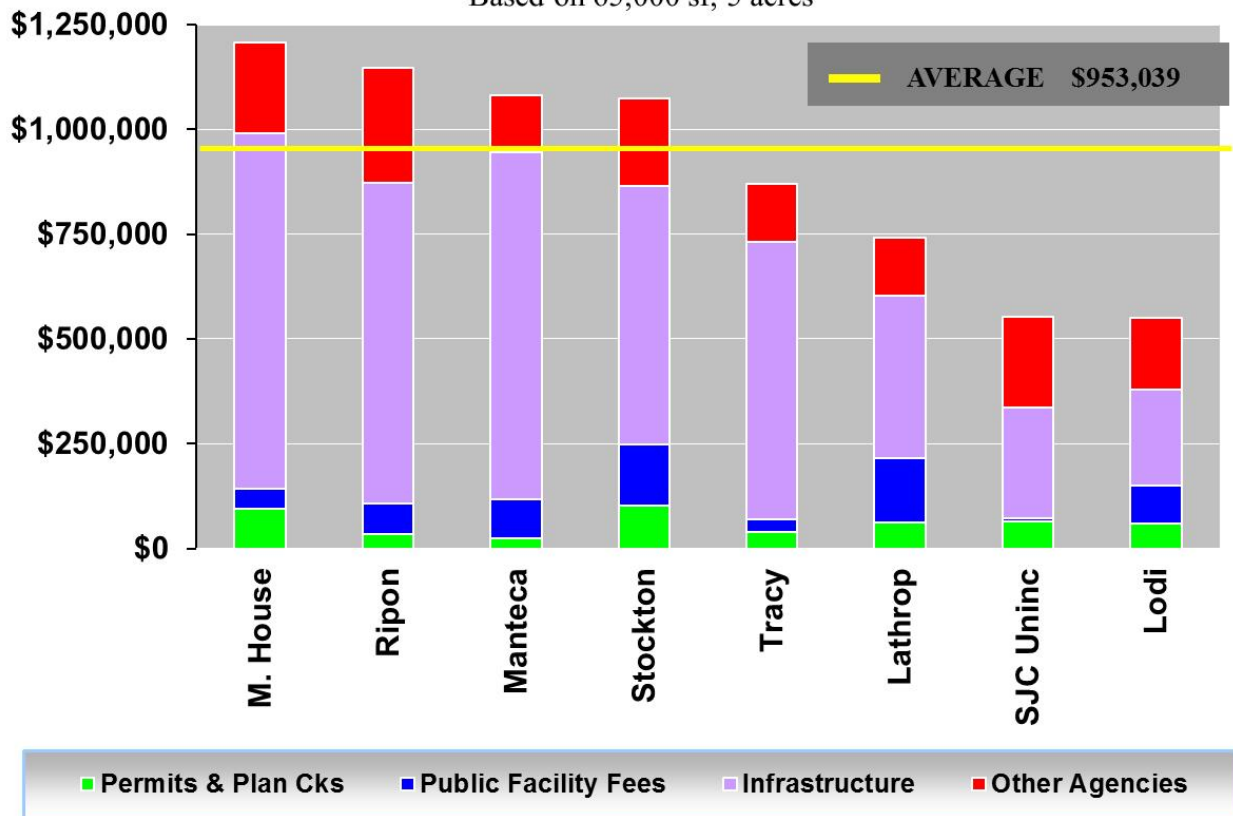
* Please note the Overall Average has been calculated using all jurisdictions with the exception of the San Joaquin County and Stanislaus County unincorporated areas due to the sewer, water, and storm drainage fee variances by service provider.

Comparison Graphs – San Joaquin County Jurisdictions Only

The chart below displays the 8 areas studied within San Joaquin County and graphs the total estimated development fee cost for a retail development. Fees include permits and plan checks, public facility fees, infrastructure, and other agency fees. Finance districts and annual taxes have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for 7 of the 8 jurisdictions.*

Retail -- Development Fee Comparison

Based on 65,000 sf, 5 acres



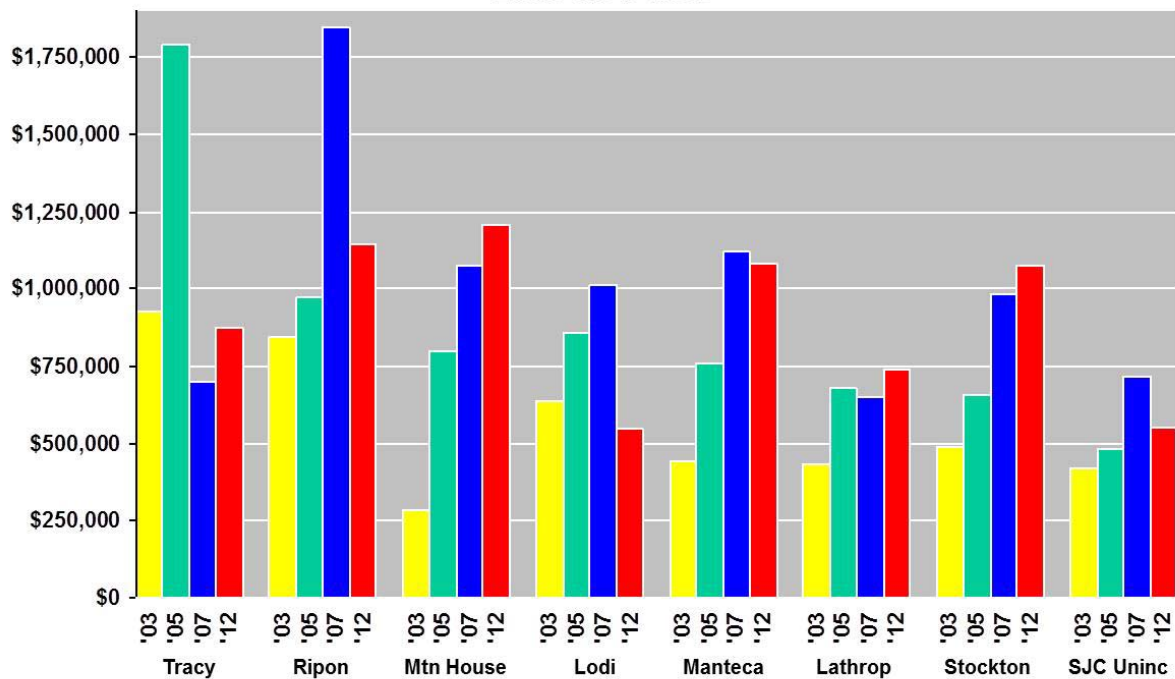
SJC Average = \$953,039

Please note the San Joaquin County average has been calculated using all jurisdictions studied within the county with the exception of the San Joaquin County unincorporated area due to water, wastewater, and storm drainage fee variances by provider.

2003 thru 2012 Comparisons

The graph below compares development fee results from prior studies completed by the San Joaquin Partnership. The information represents data from years 2003, 2005, 2007 and 2012 for the 8 areas studied within San Joaquin County. The table displays a ranking of change for all jurisdictions included within the study. It is important to note that fees calculated may be site and/or development specific. Finance districts and annual assessments have been excluded from the graph. A variance in sites studied between years may affect the overall percentage increase or decrease for a specific jurisdiction.

Retail -- Development Fee Comparison 2003 thru 2012



Retail - Comparison of Change

Jurisdiction	2003 vs. 2005	Jurisdiction	2005 vs. 2007	Jurisdiction	2007 vs. 2012	Jurisdiction	2003 vs. 2012
M. House	180.7%	Galt	145.6%	Fairfield	105.0%	M. House	323.6%
Tracy	93.7%	W. Sac	114.2%	Tracy	24.1%	Fairfield	160.3%
Manteca	70.2%	Ripon	90.2%	Lathrop	13.6%	Manteca	142.3%
Lathrop	57.5%	Elk Grove	49.7%	M. House	12.1%	Stockton	119.1%
Modesto	43.2%	Stockton	49.6%	Stockton	9.1%	W. Sac	116.9%
Livermore	36.9%	SJC	47.9%	Vacaville	2.9%	Galt	94.7%
Lodi	35.7%	Manteca	47.5%	SJC	0.1%	Pleasanton	88.5%
Stockton	34.2%	Patterson	45.4%	Ceres	-3.3%	SJC	71.3%
Vacaville	18.1%	M. House	34.6%	Manteca	-3.5%	Lathrop	70.9%
Pleasanton	17.8%	Fairfield	26.0%	W. Sac	-6.8%	Livermore	53.7%
SJC	15.7%	Vacaville	23.2%	Patterson	-14.4%	Vacaville	49.8%
Ripon	15.0%	Lodi	17.5%	Woodland	-26.7%	Ripon	35.9%
Galt	11.1%	Modesto	14.0%	Galt	-28.7%	Modesto	4.0%
W. Sac	8.6%	Stan. County	4.5%	Elk Grove	-33.9%	Tracy	-5.9%
Fairfield	8.0%	Ceres	2.7%	Modesto	-36.3%	Lodi	-13.3%
Stan. County	1.5%	Lathrop	-4.5%	Ripon	-37.9%	Stan. County	-36.4%
Ceres	NA	Tracy	-60.9%	Stan. County	-40.1%	Ceres	NA
Elk Grove	NA	Livermore	NA	Lodi	-45.6%	Elk Grove	NA
Patterson	NA	Pleasanton	NA	Livermore	NA	Patterson	NA
Turlock	NA	Turlock	NA	Pleasanton	NA	Turlock	NA
Woodland	NA	Woodland	NA	Turlock	NA	Woodland	NA

Model 3 - Retail Development

San Joaquin County

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
Site Location	Mossdale Landing	Not Site Specific	Stadium Center Area	Not Site Specific	Not Site Specific	Not Site Specific	West Lake Villages	NWC Corral Hollow & Grant Line
Acreage	5	5	5	5	5	5	5	5
Building Size	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf
Bldg Valuation	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000
Ees	200	200	200	200	200	200	200	200

Building Permit & Plan Check Fees

Building Permit Fee	\$21,103	\$25,129	\$1,509	\$19,860	\$26,734	\$47,778	\$27,894	\$22,616
Building Plan Check Fee	\$14,772	\$15,769	\$10,074	\$12,909	\$18,860	\$18,860	\$20,083	\$14,700
Strong Motion Instrumentation Program	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344
Plumbing, Mechanical, & Electrical Permit	\$11,607	\$0	\$0	\$0	\$7,721	\$7,721	\$0	\$0
Other Misc Fees	\$13,105	\$18,337	\$11,959	\$256	\$8,857	\$17,869	\$52,854	\$256
Subtotal	\$61,930	\$60,579	\$24,886	\$34,369	\$63,517	\$93,573	\$102,175	\$38,916

Public Facility Fees

Public Buildings	\$132,665	\$17,550	\$85,150	\$34,848	\$0	\$0	\$26,814	\$30,485
Park Land	\$0	\$26,390	\$0	\$39,204	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$0	\$58,790	\$0
Other Misc PF Fees	\$19,818	\$45,695	\$6,500	\$0	\$7,353	\$49,075	\$60,698	\$0
Subtotal	\$152,483	\$89,635	\$91,650	\$74,052	\$7,353	\$49,075	\$146,302	\$30,485

Infrastructure

Water	\$24,383	\$34,681	\$64,683	\$91,476	\$52,826	\$20,219	\$126,760	\$146,126
Wastewater	\$13,694	\$42,253	\$212,286	\$148,104	\$0	\$0	\$23,621	\$206,005
Storm Drainage	\$17,845	\$73,200	\$119,870	\$76,230	\$0	\$0	\$0	\$94,387
Traffic Impact Mitigation Fees	\$0	\$0	\$0	\$359,370	\$213,957	\$194,935	\$0	\$216,705
Street Improvements/Traffic Signals	\$333,255	\$77,935	\$431,730	\$88,645	\$0	\$634,140	\$465,530	\$0
Other Misc Infra Fees	\$576	\$0	\$0	\$0	\$0	\$0	\$1,750	\$0
Subtotal	\$389,753	\$228,069	\$828,569	\$763,825	\$266,782	\$849,294	\$617,661	\$663,223

Other Agencies

County Facilities Fee	\$0	\$27,330	\$27,300	\$27,300	\$33,150	\$33,150	\$27,300	\$27,300
Regional Transportation Fee	\$78,000	\$78,000	\$78,000	\$78,000	\$78,000	\$78,000	\$78,000	\$78,000
Habitat Mitigation	\$0	\$35,975	\$0	\$35,975	\$71,860	\$71,860	\$71,860	\$0
School Districts	\$30,550	\$30,550	\$30,550	\$33,150	\$33,150	\$33,150	\$30,550	\$33,150
Fire Districts	\$27,950	\$0	\$0	\$99,819	\$0	\$0	\$0	\$0
Subtotal	\$136,500	\$171,855	\$135,850	\$274,244	\$216,160	\$216,160	\$207,710	\$138,450

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
<i>Grand Total</i>	\$740,667	\$550,138	\$1,080,955	\$1,146,490	\$553,812	\$1,208,102	\$1,073,848	\$871,074
<i>Fees Per SF of Building</i>	\$11.39	\$8.46	\$16.63	\$17.64	\$8.52	\$18.59	\$16.52	\$13.40
<i>Percent of SJC Average</i>	78%	58%	113%	120%	58%	127%	113%	91%
<i>Percent of Overall Average</i>	78%	58%	113%	120%	58%	127%	113%	91%
<i>Other Agency Fees % of Grand Total</i>	18%	31%	13%	24%	39%	18%	19%	16%
<i>SJC Average</i>	\$953,039							
<i>Overall Average</i>	\$1,247,083							

Please note the San Joaquin County Average and the Overall Average have been calculated using all jurisdictions for this Model with the exception of the San Joaquin County unincorporated area and the Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$17,784	\$0	\$0	\$0	\$0	\$0	\$0	\$1,950
Maintenance District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,804
Community Facilities District	\$39,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$3,900	\$0	\$0	\$0	\$5,200	\$37,832	\$0	\$0
Total	\$60,964	\$0	\$0	\$0	\$5,200	\$37,832	\$0	\$4,754

FOOTNOTES:

Lathrop

Building Permit & Plan Check Fees

Other Misc Fees - includes Energy Plan Check Fee (\$5,275.75), Disabled Plan Check Fee (\$3,165.45), Electrical Plan Check Fee (\$2,637.88), Mechanical Plan Check Fee (\$791.36), Plumbing Plan Check Fee (\$791.36), Building Standards Admin Fee - SB1473 (\$256), Plan Storage Fee (\$136.88) and Issuance Fee (\$50). Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee has not been calculated due to these fees being based upon the valuation of the suppression system and on a case-by-case basis - charged hourly.

Public Facility Fees

Public Buildings - includes Municipal Services Capital Facility Fee (\$132,655).

Parkland - exempt at Mossdale Landing.

AG Preservation Fee - is exempt at Mossdale Landing.

Other Misc PF Fees - includes Administration Fee (\$15,793.29) and the Environmental Mitigation Fee for Riparian Brush Rabbit (\$4,025).

Infrastructure

Water - includes Water System Storage Fee (\$13,216), and Water System Well Improvement Fee (\$11,167). Based on 3" Domestic Meter and 1" Irrigation Meter.

Wastewater - includes Sewer Collection / Recycle Distribution Fee (\$13,694). Based on 3" Domestic Meter.

Street Improvements/Traffic Signals - includes West Central Lathrop Transportation Capital Facility Fee (\$228,085) and West Lathrop Specific Plan Regional Transportation Impact Fee (\$105,170).

Other Misc Infra Fees - includes Recycled Water Outfall Fee (\$576).

Other Agencies

County Facilities Fee - per City of Lathrop Municipal Code, Chapter 3.32.080b Mossdale Landing is exempt.

Habitat Mitigation Fee - has been paid for Mossdale Landing.

School District Fee - based on Manteca USD Fee of \$0.47 per square foot for commercial.

Fire Districts - includes a one time Fire Facility Fee payable to the Lathrop-Manteca Fire District at \$0.43 per square foot for commercial.

Finance Districts & Taxes

Assessment District - includes Mossdale Village Assessment District No. 03-1, Series 2003 and Series 2005. Based on Fiscal Year 2012/13 maximum assessments.

Community Facilities District - includes CFD 2003-1 (Mossdale Village) and CFD 04-1 (Mossdale Village Services). Based on Fiscal Year 2012/13 maximum assessments.

Other Misc Taxes - includes Lathrop-Manteca Fire District Annual Tax Override of \$0.06 per square foot of commercial to be paid with property tax.

Lodi

Building Permit & Plan Check Fees

Building Plan Check Fee - includes Building Plan Review Fee (\$15,077), and Public Works Plan Review Fee (\$692).

Other Misc Fees - includes Fire Permit/Inspection Fee (\$6,282), Fire Plan Review Fee (\$3,769), Maintenance of Building Plans Fee (\$2,513), Energy Compliance Surcharge Fee (\$2,513), Disabled Access Surcharge Fee (\$2,513), Zoning Plan Review Fee (\$350), Green Building Standards Admin Fee - SB1473 (\$256), and Fire Dept Condition of Occupancy Fee (\$141).

Public Facility Fees

Other Misc PF Fees - includes Fire Impact Mitigation Fee (\$21,970), Police Impact Mitigation Fee (\$21,450), and Art in Public Places Fee (\$2,275). Electric Utility Mitigation Fee not calculated due to need of electrical panel size, voltage and phase of panel.

Infrastructure

Water - includes Water Impact Mitigation Fee (\$31,026), and Water Meter Fee (\$3,655).

Storm Drainage - includes Storm Drainage Fee based on Zone 1 development area. (\$73,200).

Other Agencies

County Facilities Fee - includes County Facilities Fee (\$27,300) and City of Lodi County Facilities Fee Admin Fee (\$30).

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 x 5 acres = \$35,975).

School District Fee - based on Lodi USD Fee of \$0.47 per square foot for commercial.

FOOTNOTES:

Manteca

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Permit Inspection Fee (\$1,509).

Building Plan Check Fee - includes Building Permit Plan Check Fee (\$9,700), Fire Prevention Plan Check Fee (\$196), and Fire Prevention Inspection Fee (\$178).

Other Misc Fees - includes Engineering Fees (\$11,319), New Commercial Building Fee (\$384) and California Building Standards Commission (CBSC) Green Building Fund Fee - SB1473 (\$256).

Public Facility Fees

Public Buildings - includes Government Building Facilities Fee (\$73,450) and Fire Facilities Fee (\$11,700).

AG Preservation Fee - is based on parcel size at the time the permit is issue. This property is not located in a Pay Zone.

Other Misc PF Fees - includes Major Equipment Purchase Fee (\$6,500).

Infrastructure

Water - includes Surface Water Debt Service Fee (\$35,763), Public Facilities Implementation Program Water Fee - Zone 12 - (No Pay Zone) (\$24,155), Meter Installation Fee based on one 3" meter (\$3,679), and Surface Water Capital Fee (\$1,086).

Wastewater - includes Phase 3 Sewer Connection Fee (\$106,600), Phase 3 Completion Charge (\$58,175), PFF Sewer Fee - Zone 24 (\$43,550) and Phase 3 Sewer Fee (\$3,961).

Storm Drainage - includes Public Facilities Implementation Program Storm Drainage Fee - Zone 35 (\$119,870).

Street Improvements/Traffic Signals - includes Public Facilities Implementation Program Transportation Fee - Zone 1 (\$431,730).

Other Agencies

Habitat Mitigation Fee - exempt at Stadium Center area. Already paid.

School District Fee - based on Manteca USD Fee of \$0.47 per square foot for commercial.

Mountain House

Building Permit & Plan Check Fees

Building Permit Fee - includes San Joaquin County Building Permit Fee (\$26,734), and Mountain House Building Permit Fee (\$21,044).

Building Plan Check Fee - includes Plan Check Fee (\$17,377), and CDD Fire Plan Check Fee (\$1,483).

Other Misc Fees - includes Handicap & Energy Fee (\$6,683), Green Compliance Fee (\$2,673), General Plan Implementation Fee (\$1,837), Community Development Dept. Fire Inspection Fee (\$1,712), Imaging/Technology Fee (\$1,604), Community Development Dept. Fire Plan Check Fee (\$1,483), Development Division Services Fee (\$560), NPDES Point Source Fee (\$500), Green Building Standards Admin Fee - SB1473 (\$256), Encroachment Permit Processing Fee (\$129), Engineering Fees (\$125), Environmental Health Fee (\$110), Encroachment Permit Inspection Fee (\$108), Structured Wiring Inspection Fee (\$44), and Building Permit Processing Fee (\$44).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such easement, the Board of Supervisors may approve a pay-in lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Public Safety & Admin Fee (\$49,075).

Infrastructure

Water - includes Flat Rate Water Fee (\$20,111), and Water Meter Permit Inspection Fee (\$108).

Wastewater - capital reimbursement to developer may be required based upon size of site acquired.

Storm Drainage - capital reimbursement to developer may be required based upon size of site acquired.

Street Improvements/Traffic Signals - includes Mountain House Transportation Improvement Fee (\$634,140) calculated at Neighborhood Commercial rate.

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 5 acres = \$71,860).

School Districts - includes Lammersville USD Fee (\$33,150) calculated at \$0.51 per square foot for retail.

Finance Districts & Taxes

Other Misc Taxes - includes four special annual taxes that are paid with the ad valorem tax for the Mountain House Community Service District. Tax No. 1 – Roads /Transportation Services & Community Services Operational/Administrative Functions (\$22,328), Tax No. 2 - Public Safety Services (\$11,394), Tax No. 4 - Public Works (\$2,117), and Tax No. 3 - Parks, Recreation, & Community Facilities (\$1,994).

FOOTNOTES:

Ripon

Building Permit & Plan Check Fees

Other Misc Fees - includes California Building Standards Commission Green Building Fund Fee - SB1473 (\$256). Not accounted for in this analysis are Engineering Fees of 7% of total improvement costs that consist of Plan Check (3%), Inspection (3%) and Mapping/GIS (1%).

Public Facility Fees

Public Buildings - includes Corporation Yard Fee (\$15,246), City Hall Fee (\$13,068), and Police Station Fee (\$6,534).

Other Misc PF Fees - omitted from this analysis is the Garbage Fee. This fee is based upon usage and type of use.

Infrastructure

Traffic Impact Mitigation Fees - includes Transportation Fee (\$359,370).

Other Misc Infra Fees - some properties/projects are subject to a General Mitigation Fee (\$2,716 per acre). This fee is only collected through Development Agreements. For the purpose of this analysis, this fee has been omitted.

Other Agencies

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 x 5 acres = \$35,975).

School District Fee - based on Ripon USD fee of \$0.51 per square foot for commercial.

Fire Districts - includes Ripon Consolidated Fire Districts Fee of \$1,535.68 per 1,000 sf of building for commercial (\$99,819).

Finance Districts & Taxes

Assessment District - some areas of Ripon have Benefit Assessment Fees associated with the property. These fees vary greatly from area-to-area. For the purpose of this analysis, these fees have been omitted.

SJC Uninc

Building Permit & Plan Check Fees

Building Plan Check Fee - includes Plan Check Fee (\$17,377), and CDD Fire Plan Check Fee (\$1,483).

Other Misc Fees - includes Green Compliance & Building Standards Fees - SB1473 (\$2,673 & \$256), Fire Inspection Fees (\$2,282), General Plan Implementation Fee (\$1,837), Imaging/Technology Fee (\$1,604), Engineering Fees (\$125) and Processing Fee (\$80).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such an easement, the Board of Supervisors may approve a pay in-lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Handicap & Energy Fee (\$6,683), Development Services Division Fee (\$560) and Environmental Health Fee (\$110).

Infrastructure

Water - includes San Joaquin County Water Impact Mitigation Fee (WIMF) (\$50,310) and San Joaquin County WIMF Admin Fee (\$2,515.50). Additional fees may be applicable. Water is handled either through a well system or cost related to adjacent service provider.

Wastewater - Additional fees may be applicable. Wastewater is handled either through a septic system or cost related to adjacent service provider.

Storm Drainage - onsite storm drainage must meet San Joaquin County storm requirements.

Traffic Impact Mitigation Fees - have been based on building square footage at \$3,291.64 per 1,000 square feet. It's possible this fee can be calculated by number of trips.

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 5 acres = \$71,860).

School District Fee - based on Stockton USD Fee of \$0.51 per square foot for commercial.

Finance Districts & Taxes

Other Misc Taxes - includes Montezuma Fire District Annual Tax Override of \$0.08 per square foot of commercial to be paid with property tax.

Stockton

Building Permit & Plan Check Fees

Other Misc Fees - includes GPMI Fee (\$19,197), Capital Preservation Fee (\$6,399), Climate Action Plan Implementation Fee (\$6,399), Development Oversight Commission Fee (\$6,399), Development Code Maintenance Fee (\$6,399), Technology Fee (\$3,598), Housing Element Fee (\$3,200), Community Rating System Admin Fee (\$558), Public Works Construction Permit Fee (\$293), Green Building Fee - SB1473 (\$256), and Misc Fees (Permit Tracking, Land Update, Microfilm & Permit Issuance - \$156).

FOOTNOTES:

Stockton

Public Facility Fees

Public Buildings - includes Fire Stations Fee (\$7,930), Police Stations Fee (\$7,020), Libraries Fee (\$6,306), City Office Space Fee (\$2,926), and Community Recreation Center Fee (\$2,632). The City of Stockton has currently reduced these fees by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2013. For the purpose of this study, these fee reductions are NOT taken into account.

Park Land - for non-residential development this fee is exempt.

Other Misc PF Fees - includes Air Quality Fee (\$44,785) and Administration Fee (\$15,913).

Infrastructure

Water - includes Surface Water Fee (\$51,350), Delta Water Supply Fee (\$49,031), and Water Connection Fee (\$26,379). Based on a 3-inch meter.

Wastewater - includes Sewer Connection Fee (\$23,621). Many variables are involved that could lead to a higher or lower amount. Wastewater fees also vary based on fee area.

Storm Drainage - Developer is responsible for building of onsite storm drainage system. No impact fee is collected by the City of Stockton.

Street Improvements/Traffic Signals - The City of Stockton has reduced the Street Improvement Fee by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2013. For the purpose of this study, this fee reduction has NOT been taken into account.

Other Misc Infra Fees - includes Water/Sewer Admin Fee (\$1,750).

Other Agencies

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre ($\$14,372 \times 5 \text{ acres} = \$71,860$).

School District Fee - based on Lodi USD Fee of \$0.47 per square foot for commercial.

Tracy

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - will be required and are based on actual number of fixtures.

Other Misc Fees - includes California Building Standards Commission Fee - SB1473 (\$256).

Infrastructure

Water - includes Water Fee (\$103,736) and Water Connection Fee based on a 3" meter size (\$42,390).

Other Agencies

School District Fee - based on Tracy USD Fee of \$0.51 per square foot for commercial.

Finance Districts & Taxes

Assessment District - includes South San Joaquin Fire District Special Assessment of \$0.03 per square foot payable annually.

Maintenance District - includes Landscape Maintenance District #3 Annual Tax. Maximum Annual Tax of \$112.14 per Equivalent Consumer Unit (ECU) with 5 ECU's per acre. ($\$112.14 \times 5 \text{ ECUs} \times 5 \text{ acres} = \$2,804$).

Model 3 - Retail Development

Surrounding Communities

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
Site Location	Not Site Specific	Not Site Specific	Laguna Ridge	Not Northeast Area	Not Site Specific	Not Site Specific	Not Site Specific	3400 Hashem Drive	Not Site Specific	NW Triangle Specific Plan - Zone 6	Not Site Specific	Westbridge	In-Fill
Acreage	5	5	5	5	5	5	5	5	5	5	5	5	5
Building Size	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf	65,000 sf
Bldg Valuation	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000	\$6,399,000
Ees	200	200	200	200	200	200	200	200	200	200	200	200	200

Building Permit & Plan Check Fees

Building Permit Fee	\$21,438	\$25,315	\$12,346	\$18,298	\$27,437	\$18,218	\$19,854	\$14,693	\$25,315	\$30,000	\$22,616	\$31,535	\$30,378
Building Plan Check Fee	\$0	\$16,443	\$35,505	\$35,195	\$17,834	\$16,390	\$12,905	\$73	\$16,455	\$19,500	\$14,700	\$25,802	\$19,746
Strong Motion Instrumentation Program	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344
Plumbing, Mechanical, & Electrical Permit	\$0	\$6,329	\$0	\$0	\$0	\$16,104	\$0	\$0	\$0	\$4,500	\$1,142	\$0	\$2,860
Other Misc Fees	\$25,606	\$25,853	\$5,223	\$27,556	\$29,694	\$15,236	\$336	\$17,197	\$1,686	\$6,538	\$11,128	\$5,706	\$2,673
Subtotal	\$48,388	\$75,283	\$54,418	\$82,392	\$76,308	\$67,292	\$34,439	\$33,307	\$44,800	\$61,882	\$50,930	\$64,387	\$57,000

Public Facility Fees

Public Buildings	\$0	\$35,750	\$53,950	\$0	\$321,250	\$24,655	\$5,188	\$0	\$14,950	\$26,441	\$0	\$136,305	\$150,150
Park Land	\$111,800	\$0	\$29,900	\$0	\$0	\$0	\$25,936	\$0	\$0	\$0	\$0	\$76,050	\$0
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc PF Fees	\$79,942	\$178,100	\$50,050	\$70,200	\$0	\$88,673	\$8,001	\$560,755	\$13,000	\$67,614	\$0	\$26,455	\$6,671
Subtotal	\$191,742	\$213,850	\$133,900	\$70,200	\$321,250	\$113,328	\$39,125	\$560,755	\$27,950	\$94,054	\$0	\$238,810	\$156,821

Infrastructure

Water	\$212,612	\$940,250	\$118,494	\$24,050	\$173,051	\$179,758	\$37,779	\$74,327	\$406,150	\$26,712	\$578	\$91,288	\$19,800
Wastewater	\$68,900	\$219,830	\$112,175	\$69,656	\$34,177	\$114,712	\$25,007	\$58,203	\$137,150	\$47,323	\$535	\$47,645	\$178,750
Storm Drainage	\$236,966	\$185,130	\$84,052	\$16,620	\$0	\$40,228	\$0	\$0	\$235,300	\$93,133	\$0	\$197,560	\$42,850
Traffic Impact Mitigation Fees	\$1,427,725	\$800,150	\$0	\$1,002,300	\$0	\$307,327	\$400,386	\$0	\$0	\$0	\$0	\$866,167	\$0
Street Improvements/Traffic Signals	\$0	\$0	\$284,050	\$0	\$954,850	\$0	\$0	\$0	\$132,600	\$517,398	\$0	\$0	\$410,150
Other Misc Infra Fees	\$0	\$0	\$0	\$0	\$5,850	\$0	\$0	\$0	\$4,550	\$0	\$0	\$176,735	\$0
Subtotal	\$1,946,203	\$2,145,360	\$598,771	\$1,112,626	\$1,167,928	\$642,025	\$463,172	\$132,530	\$915,750	\$684,565	\$1,113	\$1,379,395	\$651,550

Other Agencies

County Facilities Fee	\$0	\$0	\$0	\$0	\$55,835	\$57,460	\$38,870	\$38,870	\$38,870	\$38,870	\$57,501	\$41,184	\$41,184
Regional Transportation Fee	\$98,800	\$98,800	\$263,250	\$263,277	\$0	\$0	\$176,410	\$176,410	\$176,410	\$176,410	\$176,410	\$0	\$0
Habitat Mitigation	\$0	\$0	\$48,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Districts	\$33,150	\$30,550	\$33,150	\$30,550	\$30,550	\$21,450	\$33,150	\$33,150	\$33,150	\$33,150	\$33,150	\$33,150	\$33,150
Fire Districts	\$0	\$0	\$97,500	\$16,800	\$0	\$0	\$0	\$0	\$0	\$0	\$14,300	\$0	\$0
Other Districts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$131,950	\$129,350	\$442,130	\$310,627	\$86,385	\$78,910	\$248,430	\$248,430	\$248,430	\$248,430	\$281,361	\$74,334	\$74,334

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
Grand Total	\$2,318,283	\$2,563,843	\$1,229,219	\$1,575,845	\$1,651,871	\$901,555	\$785,166	\$975,021	\$1,236,930	\$1,088,932	\$333,404	\$1,756,925	\$939,705
Fees Per SF of Building	\$35.67	\$39.44	\$18.91	\$24.24	\$25.41	\$13.87	\$12.08	\$15.00	\$19.03	\$16.75	\$5.13	\$27.03	\$14.46
Percent of Overall Average	186%	206%	99%	126%	132%	72%	63%	78%	99%	87%	27%	141%	75%
Overall Average	\$1,247,083												
SJC Average	\$953,039												

Please note the Overall Average has been calculated using all jurisdictions for this Model with the exception of San Joaquin County unincorporated area and Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance District	\$0	\$0	\$1,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$0	\$0	\$31,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$32,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FOOTNOTES:

Ceres

Building Permit & Plan Check Fees

Other Misc Fees - includes CA Green Building Standards Admin Fee - SB1473 (\$256), and Construction Water Fee (\$80).

Public Facility Fees

Other Misc PF Fees - includes Fire Fee (\$3,855), Information Technology Fee (\$2,328), and Police Fee (\$1,818).

Infrastructure

Storm Drainage - fees vary per selected site. Being this study is not site specific, fees have not been calculated.

Other Agencies

School Districts - based on Ceres Unified School District Fee of \$0.51 per square foot for commercial.

Elk Grove

Building Permit & Plan Check Fees

Building Plan Check Fee - includes the following Cosumnes Community Services District Fees: Architectural Plan Review Fee (\$14,540), Fire Alarm Inspection Fee (\$1,000), Civil Engineering Plan Review Fee (\$745), Fire Sprinkler Underground Fee (\$555), Knox Box Implementation Fee (\$145) and City of Elk Grove Plan Review Fee (\$18,520).

Strong Motion Instrumentation Program Fee - was not calculated by the City of Elk Grove. For the purpose of this study it has been calculated as follows: (\$6,399,000 Building Valuation x 0.00021 = \$1,343.79).

Other Misc Fees - includes Technology Fee (\$2,560), General Plan Update Fee (\$1,472), Construction & Demolition Fee (\$800), CBSC Revolving Fund Fee - SB1473 (\$256), and Zone Check Fee (\$135).

Public Facility Fees

Park Land - includes Laguna Ridge Supplemental Park Fee (\$15,600), and Laguna Park Ridge Fee (\$14,300).

Infrastructure

Water - includes Sacramento County Zone 40 Water Fee (\$118,494). Does not include fee for any irrigation service.

Wastewater - includes Sacramento Area Sewer District Fee (\$63,750), and Sacramento Regional County Sanitation District Fee (\$48,425). Treatment Capacity Bank Sewer Credits may be available to qualified developments to offset sewer impact fees charged by the Sacramento Regional County Sanitation District. These credits vary and have not been taken into account in this study.

Storm Drainage - includes Sacramento County Zone 11A Drainage Fee (\$84,052).

Street Improvements/Traffic Signals - Roadway Fee: Credit may be available to qualified developments for private construction costs incurred for road improvements.

Other Agencies

Regional Transportation Fee - includes Measure A Transportation Fee (\$263,250).

Habitat Mitigation - includes Swainson's Hawk Fee (\$48,230). When applicable, the City of Elk Grove has an Oak Tree Mitigation Fee of \$200 per inch of tree diameter.

School Districts - includes Elk Grove Unified School District Fee (\$33,150) calculated at \$0.51 per square foot.

Fire Districts - includes Cosumnes Community Services District Fire Fee (\$97,500).

Finance Districts & Taxes

Maintenance District - includes Street Maintenance District No. 1 (\$1,219). The city of Elk Grove includes a Street Lighting District No. 1 Fee of \$0.25 per frontage foot in Laguna Ridge.

Community Facilities District - includes Laguna Ridge CFD 2005-1 (\$27,602), and Elk Grove USD CFD (\$4,000).

Fairfield

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - are not calculated. Electric Fee is equal to 1% of Electric Contract + \$24, Plumbing Fee is equal to 1% of Plumbing Contract + \$22, and Heating Fee is equal to 1% of HVAC Contract + \$26.

Other Misc Fees - includes Architectural Plan Check Fee (\$10,700), Engineering Plan Check Fee (\$7,133), Fire Plan Check Fee (\$6,859), General Plan Amendment Fee (\$2,795), Landscape Plan Check Fee (\$1,950), and Green Building Standards Fee - SB1473 (\$256).

Public Facility Fees

Public Buildings - includes AB1600 Public Facilities Fee (\$208,650), and Construction License Tax Fee (\$112,600).

Other Misc PF Fees - commercial and industrial projects located in the North Cordelia area are subject to the Art in Public Places Fee which is currently \$2.50 per \$1,000 of total project valuation.

FOOTNOTES:

Fairfield

Infrastructure

Water - includes Water Connection Fee (\$169,710), and Water Meter Fee (\$3,341).

Other Misc Infra Fees - includes AB1600 Urban Design Fee (\$5,850).

Other Agencies

School Districts - includes Fairfield-Suisun USD Development Fee (\$30,550) at \$0.47 per square foot.

Galt

Building Permit & Plan Check Fees

Building Permit Fee - includes Building, Plumbing, Mechanical, & Electrical Permit Fees (\$18,298).

Other Misc Fees - includes General Plan Policy Document Maintenance Recovery Fee (\$23,036), Contractors License Tax (\$2,400), Planning Site Plan Review Fee (\$1,200), Public Works Site Plan Review Fee (\$558), Building Standards Administration Special Revolving Fund Fee - SB1473 (\$256), Contractors License Tax (\$41), Capital Acquisition Replacement (Hardware/Software) Fee (\$25), CRW Permit Tracking Recovery Fee (\$24), CRW Permit Tracking Mainenance Fee (\$14), and Job Card Holder Fee (\$2).

Public Facility Fees

Other Misc PF Fees - includes Fire Protection Capital Impact Fee (\$55,250), and General Government Capital Impact Fee (\$14,950).

Infrastructure

Water - includes Well Connection Fee (\$24,009), and Water Meter Fee (\$41) based on a 3 inch diameter service.

Wastewater - includes Sewer Connection Capital Impact Fee (\$39,352), and Sewer Supplemental Assessment WWTP - Capital Impact Fee (\$30,304).

Other Agencies

Regional Transportation Fee - includes Measure A - Sacramento Countywide Transportation Mitigation Fee Program.

School Districts - includes School District Development Fees (\$30,550) based on \$0.47 per square foot .

Fire Districts - includes the following Cosumnes Fire Department fees: New Building Review Fee (\$14,540), Fire Alarm Fee (\$960), Site Plan Review Fee (\$745), and Fire Sprinkler Underground Fee (\$555). Not included is the Commercial Fire Sprinkler Review Fee which is based upon number of sprinkler heads.

Livermore

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Plan Check Fee and Plumbing, Mechanical, Electrical Permit Fees (\$21,438).

Other Misc Fees - includes Citywide General Plan Fee (\$25,350), and CBSC Revolving Fund Fee - SB1473 (\$256).

Public Facility Fees

Park Land - the City of Livermore may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details.

Other Misc PF Fees - includes Low Income Housing Impact Fee (\$58,500), Art in Public Places Fee (\$21,117), and Social/Human Services Facility Fee (\$325).

Infrastructure

Water - includes County Zone 7 Water Connection Fee - 2" (\$183,440), and City Water Connection Fee - 2" (\$29,172).

Wastewater - includes Sanitary Sewer Connection Fee (\$68,900) calculated at General Use Rate of \$1.06 per square foot.

Storm Drainage - includes County Zone 7 Storm Drainage Fee (\$185,130) at \$1.00 per square foot, and City Storm Drainage Fee (\$51,836) at \$0.28 per square foot - based on 85% impervious surface area.

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Development Fee (\$98,800).

School Districts - includes Livermore Valley Joint Unified School District Fee (\$33,150) calculated at \$0.51 per square foot.

Modesto

Building Permit & Plan Check Fees

Other Misc Fees - includes Land Development Engineering Pre-Plan Review Fee (\$6,750), Fire Marshal Plan Check (\$5,135), General Plan Maintenance Fee (\$1,664), Fire Marshal Plan Check, Sprinkler System Fee (\$1,560), Stormwater Quality Pre-Plan Review Fee (\$900), Fire Marshal Sprinkler Riser Test (\$503), CBSC Fee SB 1473 (\$256), Landscape Plan Check Review (\$248), and Landscape & Irrigation Inspection Fee (\$181).

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Fee (\$560,755) for Retail 50,000-to-100,000 square feet.

FOOTNOTES:

Modesto

Infrastructure

Wastewater - includes Wastewater Connection Fee (\$54,978), and Sewer Subtrunk Fee (\$3,225).

Other Agencies

School Districts - based on Modesto Unified School District Fee of \$0.51 per square foot for commercial.

Patterson

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Reimbursement Fee (\$1,430), and Green Building Standards Fee - SB1473 (\$256).

Public Facility Fees

Public Buildings - includes Corporation Yard - General Government Impact Fee (\$9,750), and City Hall - General Government Impact Fee (\$5,200).

Other Misc PF Fees - includes Fire - Public Safety Impact Fee (\$10,400) at Small-Scale Commercial Rate, and Police - Public Safety Impact Fee (\$2,600).

Infrastructure

Street Improvements/Traffic Signals - includes Street Improvement Impact Fee (\$132,600) calculated at General Commercial rate.

Other Misc Infra Fees - includes I-5 Interchange Impact Fee (\$4,550) calculated at General Commercial rate.

Other Agencies

School Districts - includes Patterson Joint Unified School District Fee calculated at \$0.51 per square foot.

Pleasanton

Building Permit & Plan Check Fees

Other Misc Fees - includes Building/Fire Plan Review Fee (\$6,329), Title 24 Energy Code Surcharge Fee (\$6,329), Title 24 Plan Review Fee (\$4,114), Electrical, Mechanical, Plumbing Plan Review Fee (\$4,096), Disabled Access Surcharge Fee (\$3,797), GIS Mapping Fee (\$436), Green Building Plan Review Fee (\$295), CBSC Revolving Fund Surcharge Fee - SB1473 (\$256), and Document Archiving Fees (\$201).

Public Facility Fees

Other Misc PF Fees - includes Lower Income Housing Fee (\$178,100).

Infrastructure

Wastewater - includes Dublin San Ramon Services District Connection Fee (\$212,452), and City of Pleasanton Connection Fee (\$7,378).

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Committee Fee (\$98,800).

School Districts - includes Pleasanton Unified School District Fee (\$30,550) at \$0.47 per square foot.

Stanislaus County

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - includes Electrical Equipment Items (\$600), Mechanical Equipment Items (\$300), Plumbing Equipment Items (\$125), and Electrical Service > 1000 amps (\$117).

Other Misc Fees - includes General Plan Update Fee (\$8,191), GIS Fee (Technology) (\$1,103), Stanislaus County Fire Inspection (\$850), Building Standards Fund - SB1473 (\$256), Stanislaus County Fire Plan Check (\$220), Landscape Review Fee (\$139), Landscape Site Inspection (\$103), Planning Plan Review (\$82), Public Works Plan Review (\$60), Microfilm Fee (\$55), DER Plan Review (\$40), and Building Permit Processing Fee (\$30).

Infrastructure

Water - includes DER Well Inspection Fee (\$578).

Wastewater - includes Septic New or Replacement Fee (\$535).

Other Agencies

School Districts - includes School District Fee based upon \$0.51 psf (\$33,150).

Fire Districts - includes Stanislaus County Fire District Fee based upon \$0.22 psf (\$14,300).

FOOTNOTES:

Turlock

Building Permit & Plan Check Fees

Other Misc Fees - includes Business License Fee (\$3,200), Records Management Fee (\$2,700), CBSC Revolving Fund Fee - SB1473 (\$256), GIS Development Charges (\$184), Engineering Fee (\$124), and Landscape Inspection Fee (\$75). Fire Department Plan Check & Inspection Fees have not been calculated due to these fees being based upon a case-by-case basis - charged hourly.

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Police Fee (\$27,614), Capital Facilities Administration Fee (\$21,610), Capital Facilities Fire Fee (\$11,474), Northwest Triangle Specific Plan Air Quality Mitigation Fee (\$5,716), and Public Safety Tax (\$1,200).

Infrastructure

Water - includes Water Grid Fee (\$19,665), Water Meter Fee (\$3,125), On-Site Construction Water Fee (\$2,722), and Water Well Tax (\$1,200).

Wastewater - includes Northwest Triangle Specific Plan Sewer Fee (\$39,766), Sewer Capital Expansion Fee (\$7,182), and Sewer Trunk Line Construction Fee (\$376).

Storm Drainage - includes Master Storm Drainage Fee (\$75,063), and Northwest Triangle Specific Plan Drainage Fee (\$18,070).

Street Improvements/Traffic Signals - includes Capital Facilities Road Fee (\$366,677), Northwest Triangle Specific Plan Transportation Fee (\$148,321), Transportation Tax (\$1,200), and Traffic Signals Tax (\$1,200).

Other Agencies

School Districts - includes Turlock Unified School District Fee (\$33,150) at \$0.51 per square foot for commercial.

Vacaville

Building Permit & Plan Check Fees

Other Misc Fees - includes Landscape Plan Check Fee (\$3,940), Fire Plan Check/Inspection Fee (\$2,733), Energy Plan Check Fee (\$2,600), Plumbing Plan Check Fee (\$2,519), Electrical Plan Check Fee (\$1,769), Mechanical Plan Check Fee (\$1,289), Green Building Standards Fee - SB1473 (\$256), and Record Maintenance Fee (\$130).

Public Facility Fees

Other Misc PF Fees - includes Police Development Impact Fee (\$82,531), and Fire Development Impact Fee (\$6,142).

Infrastructure

Water - includes Water Connection (Plant-Non-Reimb) Fee (\$85,113), Water Connection (Distrib-Non-Reimb) Fee (\$56,742), Water Connection (Plant-Reimb) Fee (\$21,278), Water Connection (Distrib-Reimb) Fee (\$14,185), and Water Installation Fee (\$2,440). Does not include any irrigation water connection fees.

Storm Drainage - includes Drainage Detention Fee (Zone 1 - Non-Reimb) (\$28,445), Drainage Conveyance (Conveyance) Fee (\$6,512), Drainage Conveyance (Water Quality) Fee (\$2,788), and Drainage Detention Fee (Zone 1 - Reimb) (\$2,483).

Other Agencies

County Facilities Fee - based on 2011/2012 Solano County Fee Schedule in effect at time of study calculated at \$884 per 1,000 square feet of building.

School Districts - based on Vacaville Unified School District Fee of \$0.33 per square foot for non-residential.

West Sacramento

Building Permit & Plan Check Fees

Building Permit Fee - includes Electrical, Plumbing, Mechanical, Energy Plan Check & Inspection Fees (\$31,535).

Other Misc Fees - includes Fire Prevention Plan Review Fee (\$1,695), Technology Fee (\$1,000), Engineering Technology Fee (\$1,000), Planning Site Plan Review Fee (\$800), Scan Fee (\$600), CBSC Revolving Fund Fee - SB1473 (\$256), Environmental Health Review Fee (\$152), Engineering Site Plan Review Fee (\$85), Engineering Connection Application Fee (\$85), and Engineering Application Fee (\$33). Engineering Plan Check & Inspection Fees are not calculated as these fees are based on the construction cost of the on-site and frontage improvements associated with a specific project's scope of work.

Public Facility Fees

Public Buildings - includes Fire Facilities Fee (\$41,600), Police Facilities Fee (\$40,820), and City Hall Facilities Fee (\$22,750).

Other Misc PF Fees - includes Childcare Impact Fee (\$26,455).

FOOTNOTES:

West Sacramento

Infrastructure

Water - includes Water Impact Fee of (\$91,288) based on one 3" metered connection and two 3/4" fire connections.

Wastewater - includes estimated West Sacramento Sewer Connection Fee (\$47,645). Actual connection fees for commercial developments shall be determined based upon the estimated strength and quantity of discharge, as determined by the Director of Community Development. Treatment Connection Fee from Sacramento Regional County Sanitation District (SRCSD) not calculated. Requires quote from SRCSD for each specific project.

Storm Drainage - includes Storm Drainage Impact Fee for Southport area (\$197,560). Calculated on MC 60 Subarea at Neighborhood Commercial rate.

Traffic Impact Mitigation Fees - includes CIP, Harbor and Raley Landing Fee (\$866,167). Harbor Fee will no longer be collected effective January 1, 2013.

Other Misc Infra Fees - includes Flood Protection In-Lieu Fee (\$176,735) calculated at Zone 2 rate.

Other Agencies

School Districts - includes Washington Unified School District Fee (\$33,150) at \$0.51 per square foot.

Woodland

Building Permit & Plan Check Fees

Other Misc Fees - includes Disability Plan Review (\$987), Energy Plan Review (\$987), Construction Recycle Admin Fee (\$275), California Building Standard Fee - SB1473 (\$256), Energy Compliance Inspection (\$108), Permit Processing Charge (\$58), and Record Retention Fee (\$1).

Public Facility Fees

Public Buildings - includes Energy Plan Review Fee (\$55,250), Major Project Financial Planning Fire Fee (\$52,000), Major Project Financial Planning General City Fee (\$42,250), and Major Project Financial Planning Library Fee (\$650).

AG Preservation - an agricultural mitigation easement is required prior to final map rather than fees.

Other Misc PF Fees - includes Major Project Financial Plan Administrative Fee (\$5,930), and Commercial New Building Fire Fee (\$741).

Infrastructure

Water - includes Major Project Financial Plan Surface Water Fee (\$10,700), and Major Project Financial Plan Water Fee (\$9,100).

Other Agencies

Habitat Mitigation - requires a land conservation easement for projects 40 acres or larger. For smaller projects, in-lieu fee is \$8,666 per acre.

School Districts - includes Woodland Unified School District fee calculated at \$0.51 psf for commercial development.



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

OFFICE DEVELOPMENT SECTION IV

IV. Office Development

Assumptions

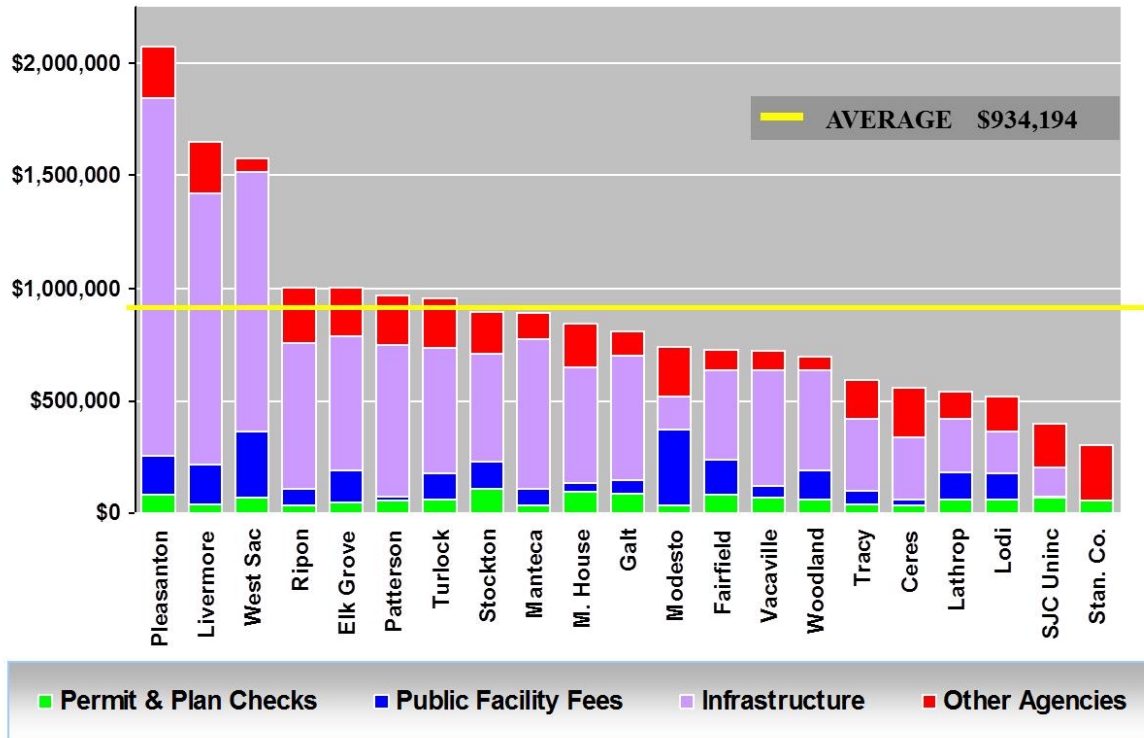
For the office development comparison, SJP assumes a 50,000 square foot facility with a 3” water meter, 85% impervious surface on 5 acres. The building valuation used was \$6,618,000.

Comparison Graphs – All Jurisdictions

The chart below graphs the total estimated development fee cost for 21 jurisdictions for an office development. Fees categories include permits and plan checks, public facility fees, infrastructure fees and other agency fees. Finance districts and annual assessments have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for the 19 of the 21 jurisdictions.*

Office -- Development Fee Comparison

Based on 50,000 sf, 5 acres



Overall Average = \$934,194

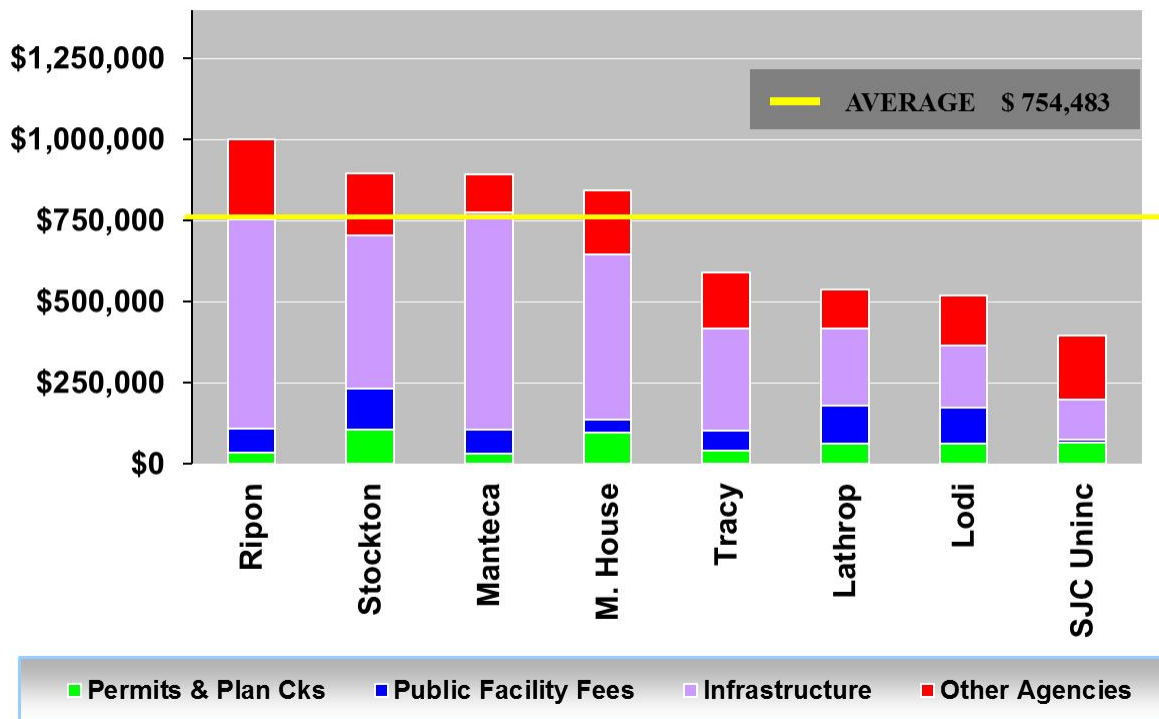
* Please note the Overall Average has been calculated using all jurisdictions with the exception of the San Joaquin County and Stanislaus County unincorporated areas due to the water, wastewater, and storm drainage fee variances by service provider.

Comparison Graphs – San Joaquin County Jurisdictions Only

The chart below displays the 8 areas studied within San Joaquin County and graphs the total estimated development fee cost for an office development. Fees include permits and plan checks, public facility fees, infrastructure, and other agency fees. Finance districts and annual taxes have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for 7 of the 8 jurisdictions.*

Office -- Development Fee Comparison

Based on 50,000 sf, 5 acres



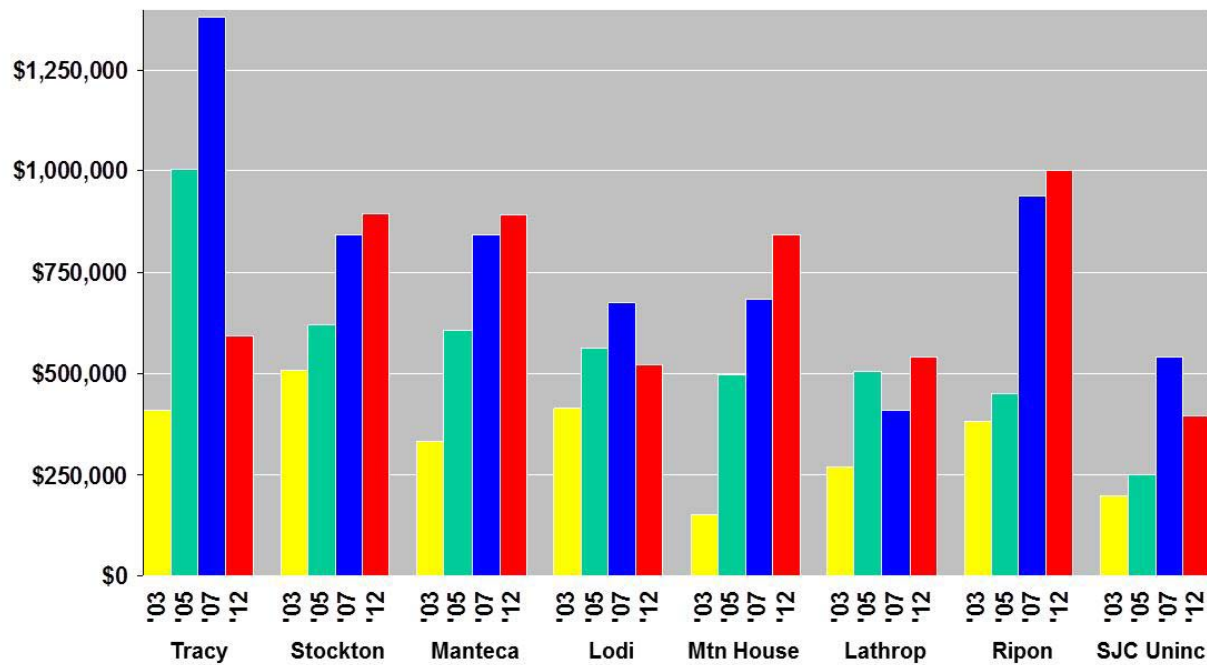
SJC Average = \$754,483

Please note the San Joaquin County average has been calculated using all jurisdictions studied within the county with the exception of the San Joaquin County unincorporated area due to water, wastewater, and storm drainage fee variances by provider.

2003 thru 2012 Comparisons

The graph below compares development fee results from prior studies completed by the San Joaquin Partnership. The information represents data from years 2003, 2005, 2007 and 2012 for the 8 areas studied within San Joaquin County. The table displays a ranking of change for all jurisdictions included within the study. It is important to note that fees calculated may be site and/or development specific. Finance districts and annual assessments have been excluded from the graph. A variance in sites studied between years may affect the overall percentage increase or decrease for a specific jurisdiction.

Office -- Development Fee Comparison 2003 thru 2012



Office - Comparison of Change

Jurisdiction	2003 vs. 2005	Jurisdiction	2005 vs. 2007	Jurisdiction	2007 vs. 2012	Jurisdiction	2003 vs. 2012
M. House	227.4%	SJC	119.2%	Fairfield	53.4%	M. House	456.3%
Tracy	145.1%	Ripon	108.5%	Lathrop	30.9%	W. Sac	263.7%
W. Sac	91.4%	W. Sac	81.3%	M. House	23.5%	Pleasanton	184.0%
Lathrop	88.1%	Galt	76.1%	Ceres	17.0%	SJC	181.5%
Manteca	83.5%	Patterson	57.8%	Vacaville	8.9%	Manteca	169.2%
Pleasanton	49.4%	Elk Grove	41.8%	Ripon	6.5%	Ripon	160.5%
Lodi	36.1%	Manteca	38.4%	Stockton	6.1%	Lathrop	101.2%
Modesto	34.0%	M. House	37.6%	Manteca	5.9%	Fairfield	90.5%
SJC	25.9%	Tracy	37.3%	W. Sac	4.8%	Stockton	76.5%
Stockton	22.1%	Stockton	36.2%	SJC	2.0%	Vacaville	63.7%
Ripon	17.3%	Vacaville	29.8%	Galt	-6.5%	Galt	54.7%
Vacaville	15.8%	Fairfield	19.3%	Patterson	-12.8%	Tracy	44.3%
Livermore	7.4%	Lodi	19.2%	Woodland	-16.4%	Livermore	29.7%
Fairfield	4.1%	Modesto	12.9%	Lodi	-22.8%	Lodi	25.2%
Stan. County	-0.6%	Stan. County	2.9%	Elk Grove	-23.1%	Modesto	14.6%
Galt	-6.1%	Ceres	2.6%	Modesto	-24.3%	Stan. County	-29.0%
Ceres	NA	Lathrop	-18.3%	Stan. County	-30.6%	Patterson	NA
Elk Grove	NA	Livermore	NA	Tracy	-57.1%	Ceres	NA
Patterson	NA	Pleasanton	NA	Livermore	NA	Elk Grove	NA
Turlock	NA	Turlock	NA	Pleasanton	NA	Turlock	NA
Woodland	NA	Woodland	NA	Turlock	NA	Woodland	NA

Model 4 - Office Development

San Joaquin County

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
Site Location	Mossdale Landing	Not Site Specific	Stadium Center Area	Not Site Specific	Not Site Specific	Not Site Specific	West Lake Villages	Gateway
Acreage	5	5	5	5	5	5	5	5
Building Size	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Bldg Valuation	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000
Ees	150	150	150	150	150	150	150	150

Building Permit & Plan Check Fees

Building Permit Fee	\$21,760	\$25,819	\$7,552	\$20,462	\$28,110	\$49,154	\$28,748	\$23,305
Building Plan Check Fee	\$15,232	\$16,183	\$11,393	\$13,300	\$19,540	\$19,540	\$20,698	\$15,149
Strong Motion Instrumentation Program	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390
Plumbing, Mechanical, & Electrical Permit	\$11,968	\$0	\$0	\$0	\$8,261	\$8,261	\$0	\$0
Other Misc Fees	\$13,508	\$18,829	\$11,968	\$265	\$8,835	\$18,058	\$54,632	\$265
Subtotal	\$63,858	\$62,221	\$32,302	\$35,417	\$66,136	\$96,403	\$105,468	\$40,109

Public Facility Fees

Public Buildings	\$102,050	\$21,650	\$68,500	\$34,848	\$0	\$0	\$40,276	\$58,810
Park Land	\$0	\$32,500	\$0	\$39,204	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$0	\$59,510	\$3,750
Other Misc PF Fees	\$14,346	\$56,200	\$4,000	\$0	\$7,698	\$39,600	\$26,420	\$0
Subtotal	\$116,396	\$110,350	\$72,500	\$74,052	\$7,698	\$39,600	\$126,206	\$62,560

Infrastructure

Water	\$24,383	\$34,681	\$64,683	\$91,476	\$40,793	\$20,219	\$114,810	\$267,425
Wastewater	\$13,694	\$42,253	\$152,861	\$148,104	\$0	\$0	\$102,963	\$26,925
Storm Drainage	\$17,845	\$73,200	\$119,870	\$76,230	\$0	\$0	\$0	\$14,930
Traffic Impact Mitigation Fees	\$0	\$0	\$0	\$311,454	\$85,021	\$64,000	\$0	\$6,340
Street Improvements/Traffic Signals	\$181,450	\$43,600	\$332,100	\$17,594	\$0	\$426,900	\$250,950	\$0
Other Misc Infra Fees	\$576	\$0	\$0	\$0	\$0	\$0	\$4,527	\$0
Subtotal	\$237,948	\$193,734	\$669,514	\$644,858	\$125,814	\$511,119	\$473,250	\$315,620

Other Agencies

County Facilities Fee	\$0	\$19,030	\$19,000	\$19,000	\$23,500	\$23,500	\$19,000	\$0
Regional Transportation Fee	\$75,500	\$75,500	\$75,500	\$75,500	\$75,500	\$75,500	\$75,500	\$75,500
Habitat Mitigation	\$0	\$35,975	\$0	\$35,975	\$71,860	\$71,860	\$71,860	\$71,860
School Districts	\$23,500	\$23,500	\$23,500	\$25,500	\$25,500	\$25,500	\$23,500	\$25,500
Fire Districts	\$21,500	\$0	\$0	\$90,334	\$0	\$0	\$0	\$0
Subtotal	\$120,500	\$154,005	\$118,000	\$246,309	\$196,360	\$196,360	\$189,860	\$172,860

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
<i>Grand Total</i>	\$538,701	\$520,310	\$892,316	\$1,000,636	\$396,007	\$843,483	\$894,784	\$591,149
<i>Fees Per SF of Building</i>	\$10.77	\$10.41	\$17.85	\$20.01	\$7.92	\$16.87	\$17.90	\$11.82
<i>Percent of SJC Average</i>	71%	69%	118%	133%	52%	112%	119%	78%
<i>Percent of Overall Average</i>	71%	69%	118%	133%	52%	112%	119%	78%
<i>Other Agency Fees % of Grand Total</i>	22%	30%	13%	25%	50%	23%	21%	29%
<i>SJC Average</i>	\$754,483							
<i>Overall Average</i>	\$934,194							

Please note the San Joaquin County Average and the Overall Average have been calculated using all jurisdictions for this Model with the exception of the San Joaquin County unincorporated area and the Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$17,784	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Maintenance District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$39,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$3,000	\$0	\$0	\$0	\$4,000	\$29,947	\$0	\$0
Total	\$60,064	\$0	\$0	\$0	\$4,000	\$29,947	\$0	\$1,500

FOOTNOTES:

Lathrop

Building Permit & Plan Check Fees

Other Misc Fees - includes Energy Plan Check Fee (\$5,440), Disabled Plan Check Fee (\$3,264), Electrical Plan Check Fee (\$2,720), Mechanical Plan Check Fee (\$816), Plumbing Plan Check Fee (\$816), Building Standards Admin Fee - SB1473 (\$265), Plan Storage Fee (\$136.88) and Issuance Fee (\$50). Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee has not been calculated due to these fees being based upon the valuation of the suppression system and on a case-by-case basis - charged hourly.

Public Facility Fees

Public Buildings - includes Municipal Services Capital Facility Fee (\$102,050).

Parkland - exempt at Mossdale Landing.

AG Preservation Fee - is exempt at Mossdale Landing.

Other Misc PF Fees - includes Administrative Fee (\$10,320.69) and the Environmental Mitigation Fee for Riparian Brush Rabbit (\$4,025) which may require reimbursement to the developer.

Infrastructure

Water - includes Water System Storage (\$13,216), and Water System Well Improvement (\$11,167). Based on 3" Domestic Meter and 1" Irrigation Meter.

Wastewater - includes Sewer Collection / Recycle Distribution Fee (\$13,694). Based on 3" Domestic Meter.

Street Improvements/Traffic Signals - includes West Central Lathrop Transportation Capital Facility Fee (\$159,000) and West Lathrop Specific Plan Regional Transportation Impact Fee (\$22,450).

Other Misc Infra Fees - includes Recycled Water Outfall Fee (\$576).

Other Agencies

County Facilities Fee - per City of Lathrop Municipal Code, Chapter 3.32.080b Mossdale Landing is exempt.

Habitat Mitigation Fee - has been paid for Mossdale Landing.

School District Fee - based on Manteca USD Fee of \$0.47 per square foot for commercial.

Fire Districts - includes a one time Fire Facility Fee payable to the Lathrop-Manteca Fire District at \$0.43 per square foot for commercial.

Finance Districts & Taxes

Assessment District - includes Mossdale Village Assessment District No. 03-1, Series 2003 and Series 2005. Based on Fiscal Year 2012/13 maximum assessments.

Community Facilities District - includes CFD 04-1 (Mossdale Village Services). Based on Fiscal Year 2012/13 maximum assessments.

Other Misc Taxes - includes Lathrop-Manteca Fire District Annual Tax Override of \$0.06 per square foot for commercial projects to be paid with property taxes.

Lodi

Building Permit & Plan Check Fees

Building Plan Check Fee - includes Building Plan Review Fee (\$15,491), and Public Works Plan Review Fee (\$692).

Other Misc Fees - includes Fire Permit/Inspection Fee (\$6,455), Fire Plan Review Fee (\$3,873), Maintenance of Building Plans Fee (\$2,582), Energy Compliance Surcharge Fee (\$2,582), Disabled Access Surcharge Fee (\$2,582), Zoning Plan Review Fee (\$350), Building Standard Administration Special Revolving Fund Fees - SB1473 (\$264), and Fire Dept Condition of Occupancy Fee (\$141).

Public Facility Fees

Other Misc PF Fees - includes Fire Impact Mitigation Fee (\$27,000) and Police Impact Mitigation Fee (\$26,400), and Art in Public Places Fee (\$2,800). Electric Utility Mitigation Fee not calculated due to need of electrical panel size, voltage and phase of panel.

Infrastructure

Water - includes Water Impact Mitigation Fee (\$31,026), and Water Meter Fee (\$3,655).

Storm Drainage - includes Storm Drainage Fee based on Zone 1 development area. (\$73,200).

Other Agencies

County Facilities Fee - includes County Facilities Fee (\$19,000) and City of Lodi County Facilities Fee Admin Fee (\$30).

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 x 5 acres = \$35,975).

School District Fee - based on Lodi USD Fee of \$0.47 per square foot for commercial.

FOOTNOTES:

Manteca

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Permit Inspection Fee (\$7,552).

Building Plan Check Fee - includes Building Plan Check Fee (\$11,027), Fire Prevention Plan Check Fee (\$244.40) and Fire Prevention Inspection Fee (\$121.20).

Other Misc Fees - includes Engineering Construction Fees (\$11,319), New Commercial Building Fee (\$384) and California Building Standards Commission (CBSC) Green Building Fund Fee - SB1473 (\$265).

Public Facility Fees

Public Buildings - includes Government Building Facilities Fee (\$56,500) and Fire Facilities Fee (\$12,000).

AG Preservation Fee - is based on parcel size at the time the permit is issue. This property is not located in a Pay Zone.

Other Misc PF Fees - includes Major Equipment Purchase Fee (\$4,000).

Infrastructure

Water - includes Surface Water Debt Service Fee (\$35,763), Public Facilities Implementation Program Water Fee - Zone 12 (\$24,155), Meter Installation Fee based on one 3" meter (\$3,679), and Surface Water Capital Fee (\$1,086).

Wastewater - includes Phase 3 Sewer Connection Fee (\$74,650), Phase 3 Completion Charge (\$40,750), PFF Sewer Fee - Zone 24 (\$33,500) and Phase 3 Sewer Fee (\$3,961).

Storm Drainage - includes Public Facilities Implementation Program Storm Drainage Fee - Zone 35 (\$119,870).

Street Improvements/Traffic Signals - includes Public Facilities Implementation Program Transportation Fee - Zone 2 (\$332,100).

Other Agencies

Habitat Mitigation Fee - exempt at Stadium Center area. Already paid.

School District Fee - based on Manteca USD Fee of \$0.47 per square foot for commercial.

Mountain House

Building Permit & Plan Check Fees

Building Permit Fee - includes San Joaquin County Building Permit Fee (\$28,110), and Mountain House Building Permit Fee (\$21,044).

Building Plan Check Fee - includes Plan Check Fee (\$18,272), and CDD Fire Plan Check Fee (\$1,268).

Other Misc Fees - includes Handicap & Energy Fee (\$7,028), Green Compliance Fee (\$2,811), General Plan Implementation Fee (\$1,916), Imaging/Technology Fee (\$1,687), Community Development Dept. Fire Inspection Fee (\$1,464), Community Development Dept. Fire Plan Check Fee (\$1,268), Development Division Services Fee (\$560), NPDES Point Source Fee (\$500), Green Building Standards Admin Fee - SB1473 (\$265), Encroachment Permit Processing Fee (\$129), Engineering Fees (\$125), Environmental Health Fee (\$110), Encroachment Permit Inspection Fee (\$108), Structured Wiring Inspection Fee (\$44), and Building Permit Processing Fee (\$44).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such easement, the Board of Supervisors may approve a pay-in lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Public Safety & Admin Fee (\$39,600).

Infrastructure

Water - includes Flat Rate Water Fee (\$20,111), and Water Meter Permit Inspection Fee (\$108).

Wastewater - capital reimbursement to developer may be required based upon size of site acquired.

Storm Drainage - capital reimbursement to developer may be required based upon size of site acquired.

Street Improvements/Traffic Signals - includes Mountain House Transportation Improvement Fee (\$426,900) calculated at Office rate.

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 5 acres = \$71,860).

School Districts - includes Lammersville USD Fee (\$25,500) calculated at \$0.51 per square foot for commercial.

Finance Districts & Taxes

Other Misc Taxes -includes four special annual taxes that are paid with the ad valorem tax for the Mountain House Community Service District. Tax No. 1 – Roads /Transportation Services & Community Services Operational/Administrative Functions (\$17,666), Tax No. 2 - Public Safety Services (\$8,997), Tax No. 4 - Public Works (\$1,690), and Tax No. 3 - Parks, Recreation, & Community Facilities (\$1,595).

FOOTNOTES:

Ripon

Building Permit & Plan Check Fees

Other Misc Fees - includes California Building Standards Commission Green Building Fund Fee - SB1473 (\$265). Not accounted for in this analysis are Engineering Fees of 7% of total improvement costs that consist of Plan Check (3%), Inspection (3%) and Mapping/GIS (1%).

Public Facility Fees

Public Buildings - includes Corporation Yard Fee (\$15,246), City Hall Fee (\$13,068), and Police Station Fee (\$6,534).

Other Misc PF Fees - omitted from this analysis is the Garbage Fee. This fee is based upon usage and type of use.

Infrastructure

Traffic Impact Mitigation Fees - includes Transportation Fee (\$311,454).

Street Improvements/Traffic Signals - includes Traffic Signalization Fee (\$17,593.98). Method of fee calculation not provided.

Other Misc Infra Fees - some properties/projects are subject to a General Mitigation Fee (\$2,716 per acre). This fee is only collected through Development Agreements. For the purpose of this analysis, this fee has been omitted.

Other Agencies

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 x 5 acres = \$35,975).

School District Fee - based on Ripon USD fee of \$0.51 per square foot.

Fire Districts - includes Ripon Consolidated Fire Districts Fee of \$1,806.68 per 1,000 sf of building for office (\$90,334).

Finance Districts & Taxes

Assessment District - some areas of Ripon have Benefit Assessment Fees associated with the property. These fees vary greatly from area-to-area. For the purpose of this analysis, these fees have been omitted.

SJC Uninc

Building Permit & Plan Check Fees

Other Misc Fees - includes Green Compliance Fee (\$2,811), Fire Inspection Fees (\$1,952), General Plan Implementation Fee (\$1,916), Imaging/Technology Fee (\$1,687), Green Building Standards Admin Fee - SB1473 (\$265), Engineering Fees (\$125) and Processing Fee (\$80).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such an easement, the Board of Supervisors may approve a pay in-lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Handicap & Energy Fee (\$7,027), Development Services Division Fee (\$560), and Environmental Health Fee (\$110).

Infrastructure

Water - includes San Joaquin County Water Impact Mitigation Fee (WIMF) (\$38,850), and San Joaquin County WIMF Admin Fee (\$1,942). Additional fees may be applicable. Water is handled either through a well system or cost related to adjacent service provider.

Wastewater - Additional fees may be applicable. Wastewater is handled either through a septic system or cost related to adjacent service provider.

Storm Drainage - onsite storm drainage must meet San Joaquin County storm requirements.

Traffic Impact Mitigation Fees - have been based on building square footage at \$1,700.42 per 1,000 square feet. It's possible this fee can be calculated by number of trips.

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 5 acres = \$71,860).

School District Fee - based on \$0.51 per square foot for commercial.

Finance Districts & Taxes

Other Misc Taxes - includes Montezuma Fire District Annual Tax Override of \$0.08 per square foot of commercial to be paid with property tax.

Stockton

Building Permit & Plan Check Fees

Other Misc Fees - includes GPMI Fee (\$19,854), Development Oversight Commission Fee (\$6,618), Development Code Maintenance Fee (\$6,618), Climate Action Plan Implementation Fee (\$6,618), Capital Preservation Fee (\$6,618), Technology Fee (\$3,708), Housing Element Fee (\$3,309), Community Rating System Admin Fee (\$575), Public Works Construction Permit Fee (\$293), Green Building Fee - SB1473 (\$265), and Misc Fees (Permit Tracking, Land Update, Microfilm & Permit Issuance - \$156).

FOOTNOTES:

Stockton

Public Facility Fees

Public Buildings - includes Fire Stations (\$11,900), Police Station (\$10,600), Libraries (\$9,450), City Office Space (\$4,376), and Community Recreation Center (\$3,950). These fees have been reduced by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2013.

Park Land - for non-residential development this fee is exempt.

Other Misc PF Fees - includes Air Quality Fee (\$16,450), and Administration Fee (\$9,970).

Infrastructure

Water - includes Delta Water Supply Fee (\$49,031), Surface Water Fee (\$39,400), and Water Connection Fee (\$26,379). Based on a 3-inch meter.

Storm Drainage - Developer is responsible for building of onsite storm drainage system. No impact fee is collected by the City of Stockton.

Street Improvements/Traffic Signals - The City of Stockton has reduced the Street Improvement Fee by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2012. For the purpose of this study, this fee reduction has NOT been taken into account.

Other Misc Infra Fees - includes Water/Sewer Admin Fee (\$4,527).

Other Agencies

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre ($\$14,372 \times 5 \text{ acres} = \$71,860$).

School District Fee - based on Lodi USD Fee of \$0.47 per square foot.

Tracy

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - will be required and are based on actual number of fixtures.

Other Misc Fees - includes California Building Standards Commission Fee - SB1473 (\$265).

Public Facility Fees

AG Preservation Fee - for the Tracy Gateway Development this fee has been calculated at \$750 per acre per prior development agreement.

Infrastructure

Water - includes Water Fee (\$225,035) and Water Connection Fee based on a 3" meter size (\$42,390).

Traffic Impact Mitigation Fees - the Tracy Gateway development agreement requires developers to complete roadway improvements for Lammers Road and Eleventh Street prior to Phase I construction. In addition, this fee is artificially lower being a portion of the fee is deferred to Phase II construction due to the developer agreement that is in place.

Other Agencies

County Facilities Fee - the Tracy Gateway project area is not subject to the County Facilities Fee as their Development Agreement was approved prior to the implementation of the County's fee.

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre ($\$14,372 \times 5 \text{ acres} = \$71,860$).

School District Fee - based on Tracy USD Fee of \$0.51 per square foot for commercial.

Finance Districts & Taxes

Assessment District - includes South San Joaquin Fire District Special Assessment of \$0.03 per square foot payable annually.

Model 4 - Office Development

Surrounding Communities

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
Site Location	Not Site Specific	Not Site Specific	Laguna Ridge	Not Northeast Area	Not Site Specific	Not Site Specific	Not Site Specific	SWC Kiernan & Dale	Not Site Specific	NW Triangle Specific Plan - Zone 6	Not Site Specific	Westbridge	Beamer Street
Acreage	5	5	5	5	5	5	5	5	5	5	5	5	5
Building Size	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Bldg Valuation	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000	\$6,618,000
Ees	150	150	150	150	150	150	150	150	150	150	150	150	150

Building Permit & Plan Check Fees

Building Permit Fee	\$17,585	\$26,114	\$10,782	\$18,736	\$28,303	\$18,774	\$20,621	\$14,693	\$29,764	\$31,000	\$23,305	\$32,523	\$31,337
Building Plan Check Fee	\$0	\$16,962	\$30,008	\$36,399	\$18,397	\$16,891	\$13,403	\$73	\$19,347	\$20,000	\$15,149	\$26,610	\$20,369
Strong Motion Instrumentation Program	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390	\$1,390
Plumbing, Mechanical, & Electrical Permit	\$0	\$6,529	\$0	\$0	\$0	\$16,585	\$0	\$0	\$0	\$4,500	\$2,742	\$0	\$2,200
Other Misc Fees	\$19,765	\$26,641	\$5,369	\$28,312	\$29,388	\$14,891	\$345	\$15,718	\$1,695	\$6,732	\$11,252	\$5,415	\$2,744
Subtotal	\$38,740	\$77,635	\$47,549	\$84,837	\$77,477	\$68,531	\$35,759	\$31,873	\$52,196	\$63,622	\$53,838	\$65,937	\$58,040

Public Facility Fees

Public Buildings	\$0	\$41,500	\$52,500	\$0	\$160,700	\$14,615	\$6,011	\$0	\$11,500	\$34,163	\$0	\$174,650	\$129,000
Park Land	\$123,000	\$0	\$38,500	\$0	\$0	\$0	\$13,247	\$0	\$0	\$0	\$0	\$94,500	\$0
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc PF Fees	\$51,139	\$137,000	\$48,500	\$60,000	\$0	\$39,697	\$8,346	\$337,200	\$10,000	\$75,155	\$0	\$27,100	\$4,235
Subtotal	\$174,139	\$178,500	\$139,500	\$60,000	\$160,700	\$54,312	\$27,603	\$337,200	\$21,500	\$109,318	\$0	\$296,250	\$133,235

Infrastructure

Water	\$212,612	\$940,250	\$118,494	\$24,050	\$173,051	\$179,758	\$29,061	\$61,996	\$312,700	\$26,112	\$578	\$91,288	\$37,100
Wastewater	\$53,000	\$169,100	\$138,250	\$107,967	\$34,177	\$110,300	\$26,556	\$87,806	\$105,500	\$47,323	\$535	\$44,650	\$114,500
Storm Drainage	\$236,966	\$185,130	\$84,052	\$16,620	\$0	\$40,228	\$0	\$0	\$181,000	\$93,133	\$0	\$197,560	\$65,145
Traffic Impact Mitigation Fees	\$703,050	\$293,000	\$0	\$410,000	\$0	\$179,485	\$216,648	\$0	\$0	\$0	\$0	\$692,652	\$0
Street Improvements/Traffic Signals	\$0	\$0	\$258,000	\$0	\$178,500	\$0	\$0	\$0	\$76,000	\$397,352	\$0	\$0	\$222,000
Other Misc Infra Fees	\$0	\$0	\$0	\$0	\$7,000	\$0	\$0	\$0	\$200	\$0	\$0	\$126,900	\$0
Subtotal	\$1,205,628	\$1,587,480	\$598,796	\$558,637	\$392,728	\$509,771	\$272,265	\$149,802	\$675,400	\$563,920	\$1,113	\$1,153,050	\$438,745

Other Agencies

County Facilities Fee	\$0	\$0	\$0	\$0	\$71,500	\$73,550	\$35,450	\$35,450	\$35,450	\$35,450	\$52,555	\$36,135	\$36,135
Regional Transportation Fee	\$204,500	\$204,500	\$66,000	\$65,637	\$0	\$0	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	\$0	\$0
Habitat Mitigation	\$0	\$0	\$48,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Districts	\$25,500	\$23,500	\$25,500	\$23,500	\$23,500	\$16,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500
Fire Districts	\$0	\$0	\$75,000	\$13,650	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000	\$0	\$0
Other Districts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$230,000	\$228,000	\$214,730	\$102,787	\$95,000	\$90,050	\$220,950	\$220,950	\$220,950	\$220,950	\$249,055	\$61,635	\$61,635

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
<i>Grand Total</i>	\$1,648,507	\$2,071,615	\$1,000,575	\$806,261	\$725,905	\$722,664	\$556,577	\$739,825	\$970,046	\$957,809	\$304,006	\$1,576,872	\$691,655
<i>Fees Per SF of Building</i>	\$32.97	\$41.43	\$20.01	\$16.13	\$14.52	\$14.45	\$11.13	\$14.80	\$19.40	\$19.16	\$6.08	\$31.54	\$13.83
<i>Percent of Overall Average</i>	176%	222%	107%	86%	78%	77%	60%	79%	104%	103%	33%	169%	74%
<i>Overall Average</i>	\$934,194												
<i>SIC Average</i>	\$754,483												

Please note the Overall Average has been calculated using all jurisdictions for this Model with the exception of San Joaquin County unincorporated area and Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance District	\$0	\$0	\$1,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$0	\$0	\$31,602	\$0	\$0	\$0	\$0	\$28,465	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$32,821	\$0	\$0	\$0	\$0	\$28,465	\$0	\$0	\$0	\$0	\$0

FOOTNOTES:

Ceres

Building Permit & Plan Check Fees

Other Misc Fees - includes Green Building Standards Admin Fee - SB1473 (\$265), and Construction Water Fee (\$80).

Public Facility Fees

Other Misc PF Fees - includes Fire Fee (\$4,448), Police Fee (\$2,106), and Information Technology Fee (\$1,790).

Infrastructure

Storm Drainage - fees vary per selected site. Being this study is not site specific, fees have not been calculated.

Other Agencies

School Districts - based on Ceres Unified School District Fee of \$0.51 per square foot for commercial.

Elk Grove

Building Permit & Plan Check Fees

Building Plan Check Fee - includes the following Cosumnes Community Services District Fees: Architectural Plan Review Fee (\$11,390), Fire Alarm Inspection Fee (\$1,000), Civil Engineering Plan Review Fee (\$745), Fire Sprinkler Underground Fee (\$555), Knox Box Implementation Fee (\$145) and City of Elk Grove Plan Review Fee (\$16,173).

Strong Motion Instrumentation Program Fee - was not calculated by the City of Elk Grove. For the purpose of this study it has been calculated as follows: (\$6,618,000 Building Valuation x \$0.00021 = \$1,389.78).

Other Misc Fees - includes Technology Fee (\$2,647), General Plan Update Fee (\$1,522), Construction & Demolition Fee (\$800), CBSC Revolving Fund - SB1473 (\$265), and Zone Check Fee (\$135).

Public Facility Fees

Park Land - includes Laguna Ridge Supplemental Park Fee (\$20,000), and Laguna Park Ridge Fee (\$18,500).

Infrastructure

Water - includes Sacramento County Zone 40 Water Fee (\$118,494). Does not include fee for any irrigation service.

Wastewater - includes Sacramento Regional County Sanitation District Sewer Fee (\$74,500), and Sacramento Area Sewer District Sewer Fee (\$63,750). Treatment Capacity Bank Sewer Credits may be available to qualified developments to offset sewer impact fees charged by the Sacramento Regional County Sanitation District. These credits vary and have not been taken into account in this study.

Storm Drainage - includes Zone 11A Drainage Fee (\$84,052).

Street Improvements/Traffic Signals - Roadway Fee: Credit may be available to qualified developments for private construction costs incurred for road improvements.

Other Agencies

Regional Transportation Fee - includes Measure A Transportation Fee (\$66,000).

Habitat Mitigation - includes Swainson's Hawk Fee (\$48,230). When applicable, the City of Elk Grove has an Oak Tree Mitigation Fee of \$200 per inch of tree diameter.

School Districts - includes Elk Grove Unified School District Fee (\$25,500) calculated at \$0.51 per square foot.

Fire Districts - includes Cosumnes Community Services District Fire Fee (\$75,000).

Finance Districts & Taxes

Maintenance District - includes Street Maintenance District No. 1 (\$1,219). The City of Elk Grove also has a Street Lighting District No. 1 charge of \$0.25 per frontage foot in Laguna Ridge.

Community Facilities District - includes Laguna Ridge CFD 2005-1 (\$27,602), and Elk Grove USD CFD (\$4,000).

Fairfield

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - are not calculated. Electric Fee is equal to 1% of Electric Contract + \$24, Plumbing Fee is equal to 1% of Plumbing Contract + \$22, and Heating Fee is equal to 1% of HVAC Contract + \$26.

Other Misc Fees - includes Architectural Plan Check Fee (\$11,038), Engineering Plan Check Fee (\$7,359), Fire Plan Check Fee (\$7,076), General Plan Amendment Fee (\$2,150), Landscape Plan Check Fee (\$1,500), and Green Building Standards Fee - SB1473 (\$265).

Public Facility Fees

Public Buildings - includes Construction License Tax (\$90,700), and AB1600 Public Facilities Fee (\$70,000).

Other Misc PF Fees - commercial and industrial projects located in the North Cordelia area are subject to the Art in Public Places Fee which is currently \$2.50 per \$1,000 of total project valuation.

Infrastructure

Other Misc Infra Fees - includes AB1600 Urban Design Fee (\$7,000).

FOOTNOTES:

Fairfield

Other Agencies

School Districts - includes Fairfield-Suisun USD Development Fee (\$23,500) at \$0.47 per square foot.

Galt

Building Permit & Plan Check Fees

Building Permit Fee - includes Building, Plumbing, Mechanical, & Electrical Permit Fees (\$18,736).

Other Misc Fees - includes General Plan Policy Document Maintenance Recovery Fee (\$23,825), Contractors License Tax (\$2,400), Planning Site Plan Review Fee (\$1,200), Public Works Site Plan Review Fee (\$558), Building Standards Administration Special Revolving Fund Fee - SB1473 (\$265), Capital Acquisition Replacement (Hardware/Software) Fee (\$25), CRW Permit Tracking Recovery Fee (\$24), CRW Permit Tracking Maintenance Fee (\$14), and Job Card Holder Fee (\$2).

Infrastructure

Water - includes Well Connection Fee (\$24,009), and Water Meter Fee (\$41) based on a 3 inch diameter service.

Wastewater - includes Sewer Connection Capital Impact Fee (\$60,996), and Sewer Supplemental Assessment WWTP - Capital Impact Fee (\$46,971).

Other Agencies

Regional Transportation Fee - includes Measure A - Sacramento Countywide Transportation Mitigation Fee Program.

School Districts - includes School District Development Fee (\$23,500) based on \$0.47 per square foot.

Fire Districts - includes the following Cosumnes Fire Department fees: New Building Review (\$11,390), Fire Alarm Review (\$960), Site Plan Review Fee (\$745), and Fire Sprinkler Underground Fee (\$555). Not included is the Commercial Fire Sprinkler Review Fee which is based upon number of sprinkler heads.

Livermore

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Plan Check Fee and Plumbing, Mechanical, Electrical Permit Fees (\$17,585).

Other Misc Fees - includes Citywide General Plan Fee (\$19,500), and CBSC Revolving Fund Fee - SB1473 (\$265).

Public Facility Fees

Park Land - the City of Livermore may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details.

Other Misc PF Fees - includes Low Income Housing Impact Fee (\$28,950), Art in Public Places Fee (\$21,839), and Social/Human Services Facility Fee (\$350).

Infrastructure

Water - includes County Zone 7 Water Connection Fee - 2" (\$183,440), and City Water Connection Fee - 2" (\$29,172).

Wastewater - includes Sanitary Sewer Connection Fee (\$53,000) calculated at General Use Rate of \$1.06 per square foot.

Storm Drainage - includes County Zone 7 Storm Drainage Fee (\$185,130) at \$1.00 per square foot, and City Storm Drainage Fee (\$51,836) at \$0.28 per square foot - based on 85% impervious surface area.

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Development Fee (\$204,500).

School Districts - includes Livermore Valley Joint Unified School District Fee (\$25,500) calculated at \$0.51 per square foot.

Modesto

Building Permit & Plan Check Fees

Other Misc Fees - includes Land Development Engineering Pre-Plan Review Fee (\$6,750), Fire Marshal Plan Check (\$3,950), General Plan Maintenance Fee (\$1,721), Fire Marshal Plan Check, Sprinkler System Fee (\$1,200), Stormwater Quality Pre-Plan Review Fee (\$900), Fire Marshal Sprinkler Riser Test (\$503), CBSC Fee SB 1473 (\$265), Landscape Plan Check Review (\$248), and Landscape & Irrigation Inspection Fee (\$181).

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Fee (\$337,200) for General Office.

Infrastructure

Wastewater - includes Wastewater Connection Fee (\$84,581), and Sewer Subtrunk Fee (\$3,225).

Other Agencies

School Districts - based on Modesto Unified School District Fee of \$0.51 per square foot for commercial.

FOOTNOTES:

Modesto

Finance Districts & Taxes

Community Facilities District - includes CFD 2007-2 (Kiernan Business Park West) Fee calculated at \$28,465. APN# 078-069-004.

Patterson

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Reimbursement Fee (\$1,430), and Green Building Standards Fee - SB1473 (\$265).

Public Facility Fees

Public Buildings - includes Corporation Yard - General Government Impact Fee (\$7,500), and City Hall - General Government Impact Fee (\$4,000).

Other Misc PF Fees - includes Fire - Public Safety Impact Fee (\$8,000) at Small-Scale Commercial Rate, and Police - Public Safety Impact Fee (\$2,000).

Infrastructure

Street Improvements/Traffic Signals - includes Street Improvement Impact Fee (\$76,000) calculated at Professional Office rate.

Other Misc Infra Fees - includes I-5 Interchange Impact Fee (\$200) calculated at Professional Office Rate.

Other Agencies

School Districts - includes Patterson Joint Unified School District Fee calculated at \$0.51 per square foot.

Pleasanton

Building Permit & Plan Check Fees

Other Misc Fees - includes Title 24 Energy Code Surcharge Fee (\$6,529), Building/Fire Plan Review Fee (\$6,529), Title 24 Plan Review Fee (\$4,244), Electrical, Mechanical, Plumbing Plan Review Fee (\$4,225), Disabled Access Surcharge Fee (\$3,917), GIS Mapping Fee (\$436), Green Building Plan Review Fee (\$295), CBSC Revolving Fund Surcharge Fee - SB1473 (\$265), and Document Archiving Fees (\$201).

Public Facility Fees

Other Misc PF Fees - includes Lower Income Housing Fee (\$137,000).

Infrastructure

Water - includes Water District Zone 7 Connection Fee (\$917,200), City of Pleasanton Connection Fee (\$21,000), and Meter Fee (\$2,050).

Wastewater - includes Dublin San Ramon Services District Connection Fee (\$163,425), and City of Pleasanton Connection Fee (\$5,675).

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Committee Fee (\$204,500).

School Districts - includes Pleasanton Unified School District Fee (\$23,500) at \$0.47 per square foot.

Stanislaus County

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - includes Electrical Equipment Items (\$1,500), Mechanical Equipment Items (\$900), Plumbing Equipment Items (\$225), and Electrical Service > 1000 amps (\$117).

Other Misc Fees - includes General Plan Update Fee (\$8,471), GIS Fee (Technology) (\$997), Stanislaus County Fire Inspection (\$790), Building Standards Fund - SB1473 (\$265), Stanislaus County Fire Plan Check (\$220), Landscape Review Fee (\$139), Landscape Site Inspection (\$103), Planning Plan Review (\$82), Public Works Plan Review (\$60), Microfilm Fee (\$55), DER Plan Review (\$40), and Building Permit Processing Fee (\$30).

Infrastructure

Water - includes DER Well Inspection Fee (\$578).

Wastewater - includes Septic New or Replacement Fee (\$535).

Other Agencies

School Districts - includes School District Fee based upon \$0.51 psf (\$25,500).

Fire Districts - includes Stanislaus County Fire District Fee based upon \$0.22 psf (\$11,000).

Turlock

Building Permit & Plan Check Fees

Other Misc Fees - includes Business License Fee (\$3,309), Records Management Fee (\$2,775), CBSC Revolving Fund Fee - SB1473 (\$265), GIS Development Charges (\$184), Engineering Fee (\$124), and Landscape Inspection Fee (\$75). Fire Department Plan Check & Inspection Fees have not been calculated due to these fees being based upon a case-by-case basis - charged hourly.

FOOTNOTES:

Turlock

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Police Fee (\$35,678), Capital Facilities Administration Fee (\$18,336), Capital Facilities Fire Fee (\$14,825), Northwest Triangle Specific Plan Air Quality Mitigation Fee (\$5,716), and Public Safety Tax (\$600).

Infrastructure

Water - includes Water Grid Fee (\$19,665), Water Meter Fee (\$3,125), On-Site Construction Water Fee (\$2,722), and Water Well Tax (\$600).

Wastewater - includes Northwest Triangle Specific Plan Sewer Fee (\$39,766), Sewer Capital Expansion Fee (\$7,182), and Sewer Trunk Line Construction Fee (\$376).

Storm Drainage - includes Master Storm Drainage Fee (\$75,063), and Northwest Triangle Specific Plan Drainage Fee (\$18,070).

Street Improvements/Traffic Signals - includes Capital Facilities Road Fee (\$282,059), Northwest Triangle Specific Plan Fee (\$114,093), Transportation Tax (\$600), and Traffic Signals Tax (\$600).

Other Agencies

School Districts - includes Turlock Unified School District Fee (\$25,500) at \$0.51 per square foot.

Vacaville

Building Permit & Plan Check Fees

Other Misc Fees - includes Landscape Plan Check Fee (\$3,940), Fire Plan Check/Inspection Fee (\$2,816), Plumbing Plan Check Fee (\$2,590), Energy Plan Check Fee (\$2,000), Electrical Plan Check Fee (\$1,823), Mechanical Plan Check Fee (\$1,327), Green Building Standards Fee - SB1473 (\$265), and Record Maintenance Fee (\$130).

Public Facility Fees

Other Misc PF Fees - includes Police Development Impact Fee (\$33,555), and Fire Development Impact Fee (\$6,142).

Infrastructure

Water - includes Water Connection (Plant-Non-Reimb) Fee (\$85,113), Water Connection (Distrib-Non-Reimb) Fee (\$56,742), Water Connection (Plant-Reimb) Fee (\$21,278), Water Connection (Distrib-Reimb) Fee (\$14,185), and Water Installation Fee (\$2,440). Does not include any irrigation water connection fees.

Storm Drainage - includes Drainage Detention Fee (Zone 1 - Non-Reimb) (\$28,445), Drainage Conveyance (Conveyance) Fee (\$6,512), Drainage Conveyance (Water Quality) Fee (\$2,788), and Drainage Detention Fee (Zone 1 - Reimb) (\$2,483).

Other Agencies

County Facilities Fee - based on 2011/2012 Solano County Fee Schedule in effect at time of study calculated at \$1,471 per 1,000 square feet of building.

School Districts - based on Vacaville Unified School District Fee of \$0.33 per square foot for non-residential.

West Sacramento

Building Permit & Plan Check Fees

Building Permit Fee - includes Electrical, Plumbing, Mechanical, Energy Plan Check & Inspection Fees (\$32,523).

Other Misc Fees - includes Fire Prevention Plan Review Fee (\$1,395), Technology Fee (\$1,000), Engineering Technology Fee (\$1,000), Planning Site Plan Review Fee (\$800), Scan Fee (\$600), CBSC Revolving Fund Fee - SB1473 (\$265), Environmental Health Review Fee (\$152), Engineering Site Plan Review Fee (\$85), Engineering Connection Application Fee (\$85), and Engineering Application Fee (\$33). Engineering Plan Check & Inspection Fees are not calculated as these fees are based on the construction cost of the on-site and frontage improvements associated with a specific project's scope of work.

Public Facility Fees

Public Buildings - includes Fire Facilities Fee (\$53,300), Police Facilities Fee (\$52,300), Corporation Yard Facilities Fee (\$39,900), and City Hall Facilities Fee (\$29,150).

Other Misc PF Fees - includes Childcare Impact Fee (\$27,100).

Infrastructure

Water - includes Water Impact Fee of (\$91,288) based on one 3" metered connection and two 3/4" fire connections.

Wastewater - includes estimated West Sacramento Sewer Connection Fee (\$44,650). Actual connection fees for commercial developments shall be determined based upon the estimated strength and quantity of discharge, as determined by the Director of Community Development. Treatment Connection Fee from Sacramento Regional County Sanitation District (SRCSD) not calculated. Requires quote from SRCSD for each specific project.

Storm Drainage - includes Storm Drainage Impact Fee for Southport area (\$197,560). Calculated on MC 60 Subarea at Neighborhood Commercial rate.

Traffic Impact Mitigation Fees - includes CIP, Harbor and Raley Landing Fee (\$692,652). Harbor Fee will no longer be collected effective January 1, 2013.

Other Misc Infra Fees - includes Flood Protection In-Lieu Fee (\$126,900) calculated at Zone 2 rate.

Other Agencies

School Districts - includes Washington Unified School District Fee (\$25,500) at \$0.51 per square foot.

FOOTNOTES:

Woodland

Building Permit & Plan Check Fees

Other Misc Fees - includes Disability Plan Review Fee (\$1,018), Energy Plan Review (\$1,018), Construction Recycle Admin Fee (\$275), California Building Standards Fee - SB1473 (\$265), Energy Compliance Inspection (\$108), Permit Processing Charge (\$58), and Record Retention Fee (\$1).

Public Facility Fees

Public Buildings - includes Major Projects Financing Plan Police Fee (\$48,500), Major Projects Financing Plan Fire Fee (\$43,000), Major Projects Financing Plan General City Fee (\$37,000), and Major Projects Financing Plan Library Fee (\$500).

AG Preservation - an agricultural mitigation easement is required prior to final map rather than fees.

Other Misc PF Fees - includes Major Projects Financing Plan Administrative Fee (\$3,741), and Commercial New Building Fire Fee (\$494).

Infrastructure

Water - includes Major Projects Financial Plan Surface Water Fee (\$32,100), and Major Projects Financial Plan Water Fee (\$5,000).

Other Agencies

Habitat Mitigation - requires a land conservation easement for projects 40 acres or larger. For smaller projects, in-lieu fee is \$8,666 per acre.

School Districts - includes Woodland Unified School District fee calculated at \$0.51 psf for commercial development.



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

WAREHOUSE DEVELOPMENT SECTION V

V. Warehouse Development

Assumptions

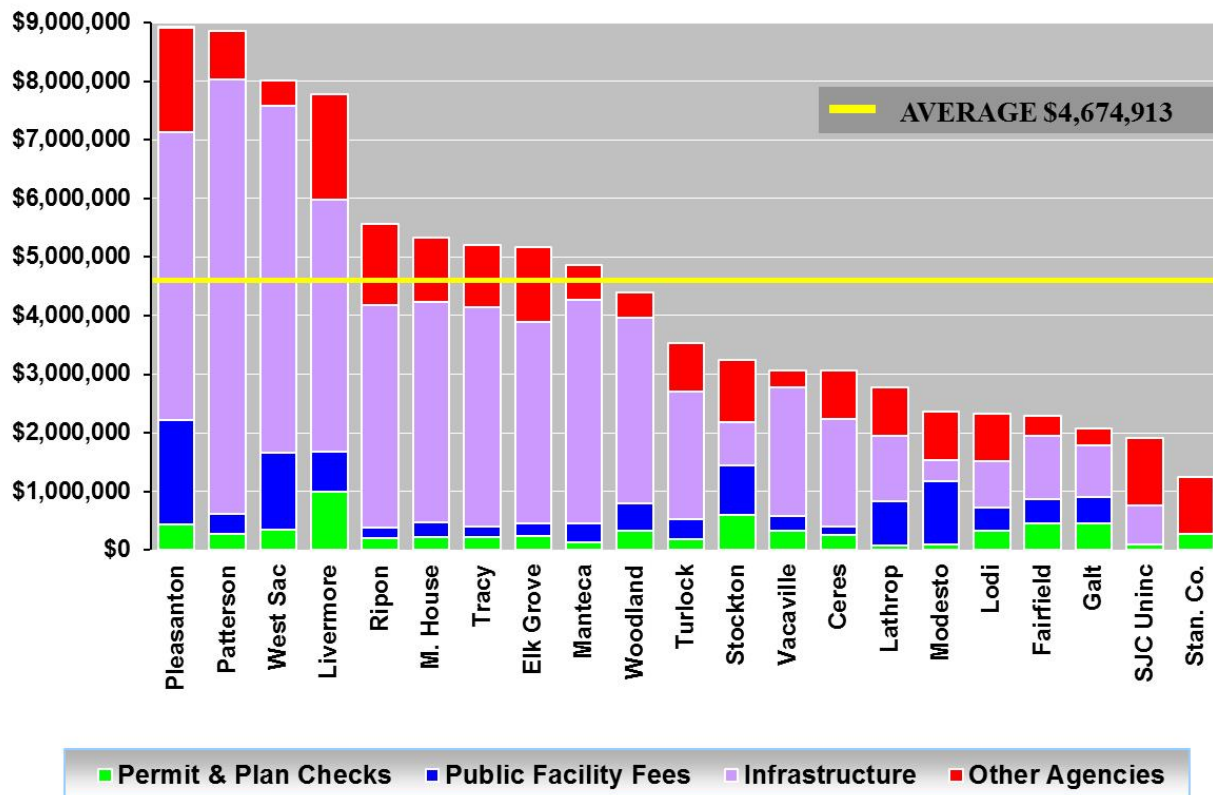
For the warehouse development comparison, SJP assumes a 550,000 square foot concrete tilt-up facility with a 2” water meter, 85% impervious surface on 32 acres and employing 300 people. The building valuation used was \$39,424,000.

Comparison Graphs – All Jurisdictions

The chart below graphs the total estimated development fee cost for 21 jurisdictions for a warehouse development. Fees categories include permits and plan checks, public facility fees, infrastructure fees and other agency fees. Finance districts and annual assessments have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for the 19 of the 21 jurisdictions.*

Warehouse -- Development Fee Comparison

Based on 550,000 sf, 32 acres



Overall Average = \$4,674,913

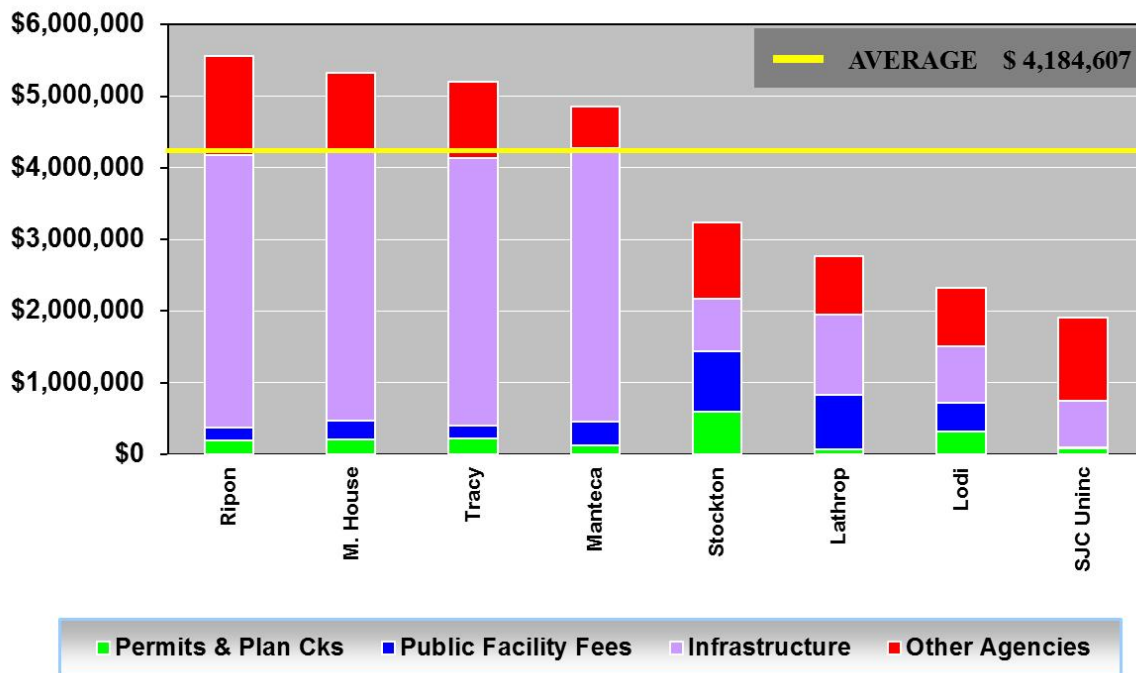
* Please note the Overall Average has been calculated using all jurisdictions with the exception of the San Joaquin County and Stanislaus County unincorporated areas due to the water, wastewater and storm drainage fee variances by service provider.

Comparison Graphs – San Joaquin County Jurisdictions Only

The chart below displays the 8 areas studied within San Joaquin County and graphs the total estimated development fee cost for a warehouse development. Fees include permits and plan checks, public facility fees, infrastructure, and other agency fees. Finance districts and annual taxes have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for 7 of the 8 jurisdictions.*

Warehouse -- Development Fee Comparison

Based on 550,000 sf, 32 acres



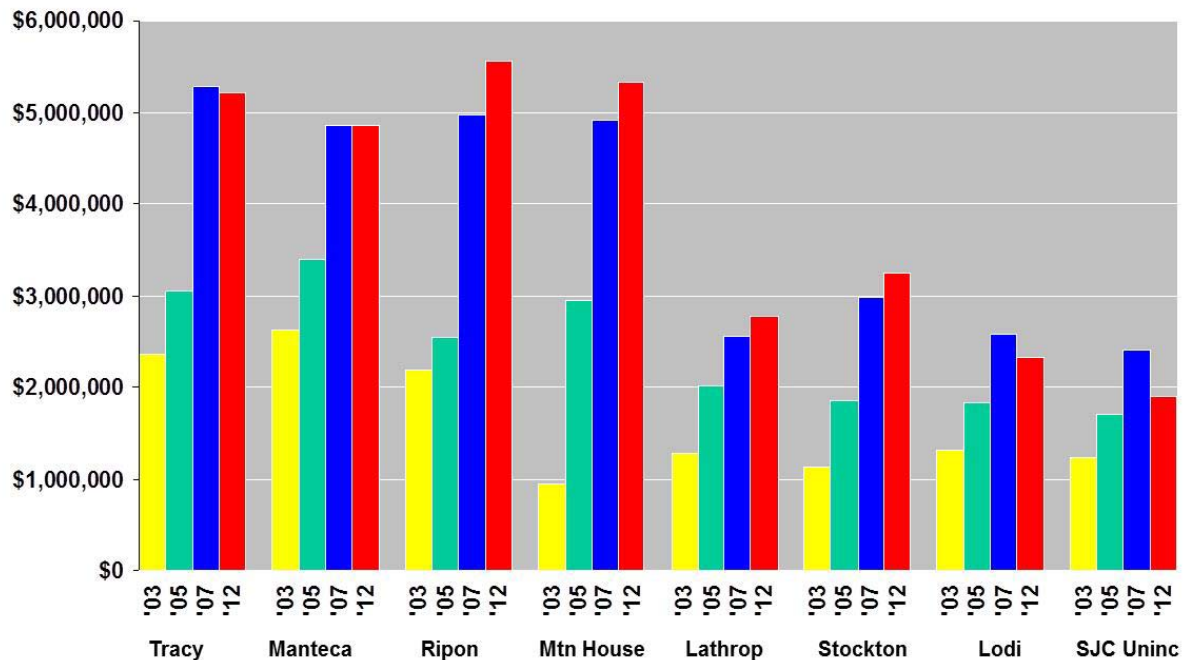
SJC Average = \$4,184,607

Please note the San Joaquin County average has been calculated using all jurisdictions studied within the county with the exception of the San Joaquin County unincorporated area due to water, wastewater, and storm drainage fee variances by provider.

2003 thru 2012 Comparisons

The graph below compares development fee results from prior studies completed by the San Joaquin Partnership. The information represents data from years 2003, 2005, 2007 and 2012 for the 8 areas studied within San Joaquin County. The table displays a ranking of change for all jurisdictions included within the study. It is important to note that fees calculated may be site and/or development specific. Finance districts and annual assessments have been excluded from the graph. A variance in sites studied between years may affect the overall percentage increase or decrease for a specific jurisdiction.

Warehouse -- Development Fee Comparison 2003 thru 2012



Warehouse - Comparison of Change

Jurisdiction 2003 vs. 2005		Jurisdiction 2005 vs. 2007		Jurisdiction 2007 vs. 2012		Jurisdiction 2003 vs. 2012	
M. House	214.2%	Patterson	340.0%	Ceres	127.1%	M. House	469.7%
Stockton	63.2%	W. Sac	119.1%	Stan. County	100.7%	W. Sac	258.3%
Modesto	61.7%	Ripon	96.2%	W. Sac	24.7%	Stockton	186.8%
Lathrop	58.0%	Tracy	73.4%	Fairfield	12.3%	Ripon	153.7%
Lodi	40.5%	M. House	67.1%	Vacaville	11.7%	Tracy	121.5%
SJC	37.9%	Stockton	60.9%	Ripon	11.7%	Lathrop	117.4%
Pleasanton	31.6%	Manteca	43.3%	Stockton	9.2%	Stan. County	112.0%
W. Sac	31.1%	SJC	41.9%	Patterson	9.1%	Manteca	85.0%
Tracy	29.4%	Lodi	39.8%	M. House	8.5%	Lodi	77.9%
Manteca	29.0%	Fairfield	36.4%	Lathrop	8.1%	SJC	73.4%
Ripon	15.7%	Lathrop	27.3%	Manteca	0.1%	Pleasanton	71.6%
Vacaville	14.6%	Stan. County	21.8%	Tracy	-1.3%	Modesto	60.2%
Galt	5.2%	Galt	17.3%	Lodi	-9.4%	Livermore	52.1%
Livermore	-3.6%	Modesto	12.1%	SJC	-11.4%	Vacaville	41.7%
Stan. County	-13.3%	Vacaville	10.7%	Modesto	-11.6%	Fairfield	22.8%
Fairfield	-19.9%	Ceres	5.9%	Elk Grove	-20.9%	Galt	-41.3%
Ceres	NA	Elk Grove	3.2%	Woodland	-23.4%	Ceres	NA
Elk Grove	NA	Livermore	NA	Galt	-52.4%	Elk Grove	NA
Patterson	NA	Pleasanton	NA	Livermore	NA	Patterson	NA
Turlock	NA	Turlock	NA	Pleasanton	NA	Turlock	NA
Woodland	NA	Woodland	NA	Turlock	NA	Woodland	NA

Model 5 - Warehouse Development

San Joaquin County

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
Site Location	East Lathrop	Eastside	Pacific Business Park	Not Site Specific	1600 N. Budiselich Rd.	Not Site Specific	Arch Rd Logistics Center	NEI Phase I
Acreage	32	32	32	32	32	32	32	32
Building Size	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000
Bldg Valuation	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000
Ees	300	300	300	300	300	300	300	300
SpecialCalcs	No	No	No	No	No	No	High Cube	No

Building Permit & Plan Check Fees

Building Permit Fee	\$21,760	\$134,547	\$38,747	\$110,678	\$21,967	\$151,613	\$156,691	\$126,644
Building Plan Check Fee	\$15,232	\$81,420	\$39,487	\$71,941	\$23,615	\$14,279	\$112,818	\$82,319
Strong Motion Instrumentation Program	\$8,279	\$8,638	\$8,279	\$8,279	\$8,279	\$8,279	\$8,279	\$8,279
Plumbing, Mechanical, & Electrical Permit	\$11,968	\$0	\$0	\$0	\$6,629	\$6,629	\$0	\$0
Other Misc Fees	\$14,820	\$96,320	\$45,074	\$1,577	\$24,115	\$33,637	\$321,053	\$1,577
Subtotal	\$72,059	\$320,926	\$131,587	\$192,475	\$84,605	\$214,436	\$598,841	\$218,819

Public Facility Fees

Public Buildings	\$694,100	\$79,200	\$291,500	\$83,635	\$0	\$0	\$243,100	\$92,641
Park Land	\$0	\$119,350	\$0	\$97,574	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$0	\$335,808	\$84,420
Other Misc PF Fees	\$58,020	\$206,250	\$33,000	\$0	\$6,162	\$262,900	\$265,965	\$0
Subtotal	\$752,120	\$404,800	\$324,500	\$181,209	\$6,162	\$262,900	\$844,873	\$177,061

Infrastructure

Water	\$35,394	\$17,467	\$213,348	\$585,446	\$178,448	\$0	\$211,996	\$154,924
Wastewater	\$193,634	\$22,521	\$2,085,711	\$1,324,224	\$0	\$0	\$38,500	\$1,000,854
Storm Drainage	\$231,520	\$501,952	\$219,872	\$585,446	\$0	\$0	\$0	\$831,372
Traffic Impact Mitigation Fees	\$0	\$0	\$0	\$1,226,650	\$484,193	\$358,050	\$0	\$1,756,348
Street Improvements/Traffic Signals	\$663,850	\$243,650	\$1,301,300	\$87,187	\$0	\$3,400,650	\$482,246	\$0
Other Misc Infra Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$1,782	\$0
Subtotal	\$1,124,398	\$785,590	\$3,820,231	\$3,808,953	\$662,640	\$3,758,700	\$734,524	\$3,743,498

Other Agencies

County Facilities Fee	\$115,500	\$115,530	\$115,500	\$115,500	\$143,000	\$143,000	\$115,500	\$115,500
Regional Transportation Fee	\$209,000	\$209,000	\$209,000	\$209,000	\$209,000	\$209,000	\$209,000	\$209,000
Habitat Mitigation	\$0	\$230,240	\$0	\$230,240	\$459,904	\$459,904	\$459,904	\$459,904
School Districts	\$258,500	\$258,500	\$258,500	\$280,500	\$258,500	\$280,500	\$280,500	\$280,500
Fire Districts	\$236,500	\$0	\$0	\$546,524	\$82,500	\$0	\$0	\$0
Subtotal	\$819,500	\$813,270	\$583,000	\$1,381,764	\$1,152,904	\$1,092,404	\$1,064,904	\$1,064,904

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
<i>Grand Total</i>	\$2,768,076	\$2,324,586	\$4,859,318	\$5,564,401	\$1,906,311	\$5,328,440	\$3,243,142	\$5,204,282
<i>Fees Per SF of Building</i>	\$5.03	\$4.23	\$8.84	\$10.12	\$3.47	\$9.69	\$5.90	\$9.46
<i>Percent of SJC Average</i>	66%	56%	116%	133%	46%	127%	78%	124%
<i>Percent of Overall Average</i>	66%	56%	116%	133%	46%	127%	78%	124%
<i>Other Agency Fees % of Grand Total</i>	30%	35%	12%	25%	60%	21%	33%	20%
<i>SJC Average</i>	\$4,184,607							
<i>Overall Average</i>	\$4,674,913							

Please note the San Joaquin County Average and the Overall Average have been calculated using all jurisdictions for this Model with the exception of the San Joaquin County unincorporated area and the Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,500
Maintenance District	\$7,702	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$0	\$0	\$0	\$0	\$0	\$0	\$198,880	\$117,984
Other Misc Taxes	\$44,000	\$0	\$0	\$0	\$0	\$310,086	\$0	\$0
Total	\$51,702	\$0	\$0	\$0	\$0	\$310,086	\$198,880	\$134,484

FOOTNOTES:

Lathrop

Building Permit & Plan Check Fees

Other Misc Fees - includes Energy Plan Check Fee (\$5,440), Disabled Plan Check Fee (\$3,264), Electrical Plan Check Fee (\$2,720), Green Building Standards Admin Fee - SB1473 (\$1,577), Plumbing Plan Check Fee (\$816), Mechanical Plan Check Fee (\$816), Plan Storage Fee (\$137), and Issuance Fee (\$50). Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee has not been calculated due to these fees being based upon the valuation of the suppression system and on a case-by-case basis - charged hourly.

Public Facility Fees

Public Buildings - includes Municipal Services Capital Facility Fee (\$694,100).

AG Preservation Fee - is exempt for the East Lathrop area.

Other Misc PF Fees - includes Administrative Fee (\$58,020).

Infrastructure

Water - includes Water System East Lathrop Capital Facilities Fee (\$28,771) and Surface Water Capital Facilities Fee (\$6,623). Based on 2" meter domestic and 1" irrigation meter size.

Wastewater - includes Sewer Capacity Fee (\$123,556.60) and Sewer Collection System Fee (\$70,077). The Manteca Wastewater Quality Control Facility Fee (WQCF) may be applicable. This fee is based on capacity and the facility's Interceptor Service Unit (ISU) demand. These costs have not been included.

Traffic Impact Mitigation Fees - the North Lathrop Transportation Impact Fee is \$1,358.89 per vehicle traffic trip. This fee is not calculated because it is based on daily vehicle trips of each specific project.

Other Agencies

Habitat Mitigation Fee - is exempt for the East Lathrop area.

School District Fee - based on Manteca USD Fee of \$0.47 per square foot for industrial.

Fire Districts - includes a one time Fire Facility Fee payable to the Lathrop-Manteca Fire District at \$0.43 per square foot for industrial.

Finance Districts & Taxes

Maintenance District - includes Industrial Lighting Maintenance District (Zone B) and City Storm Drainage District Zone 1A. Based on Fiscal Year 2012/13 maximum assessments or special taxes.

Other Misc Taxes - includes Lathrop-Manteca Fire District Annual Tax Override of \$0.08 per square foot for industrial projects to be paid with property taxes.

Lodi

Building Permit & Plan Check Fees

Building Plan Check Fee - includes Building Plan Review Fee (\$80,728.35) and Public Works Plan Review Fee (\$692).

Other Misc Fees - includes Fire Permit/Inspection Fee (\$33,637), Fire Plan Review Fee (\$20,182), Maintenance of Building Plans Fee (\$13,455), Energy Compliance Surcharge Fee (\$13,455), Disabled Access Surcharge Fee (\$13,455), Building Standard Administration Special Revolving Fund Fees - SB1473 (\$1,646), Zoning Plan Review Fee (\$350), and Fire Dept Condition of Occupancy Fee (\$141).

Public Facility Fees

AG Preservation Fee - one acre of AG Mitigation for each acre of AG land developed. Developer responsible for acquiring easement of land. Subject to development agreement.

Other Misc PF Fees - includes Fire Impact Mitigation Fee (\$99,000), Police Impact Mitigation Fee (\$96,800), and Art in Public Places Fee (\$10,450). Electric Utility Mitigation Fee not calculated due to need of electrical panel size, voltage and phase of panel.

Infrastructure

Water - includes Water Impact Mitigation Fee (\$16,537) and Water Meter Fee (\$930).

Storm Drainage - includes Storm Drainage Fee based on Zone 1 development area. (\$501,952).

Other Agencies

County Facilities Fee - includes County Facilities Fee (\$115,500) and City of Lodi County Facilities Fee Admin Fee (\$30).

Regional Transportation Fee - has been calculated at warehouse rate of \$0.38 per square foot (\$209,000). Effective 7/1/2012.

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 x 32 acres = \$230,240).

School District Fee - based on Lodi USD Fee of \$0.47 per square foot for industrial.

FOOTNOTES:

Manteca

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Permit Inspection Fee (\$38,747).

Building Plan Check Fee - includes Building Plan Check Fee (\$38,176), Fire Prevention Plan Check Fee (\$785.60) and Fire Prevention Inspection Fee (\$525.20).

Other Misc Fees - includes Engineering Construction Fees (\$43,113), California Building Standards Commission (CBSC) Green Building Fund Fee - SB1473 (\$1,577) and New Commercial Building Fee (\$384).

Public Facility Fees

Public Buildings - includes Government Building Facilities Fee calculated at heavy industrial rate (\$242,000) and Fire Facilities Fee (\$49,500).

AG Preservation Fee - is exempt for Pacific Business Park.

Other Misc PF Fees - includes Major Equipment Purchase Fee (\$33,000).

Infrastructure

Water - includes PFF Water Fee - Zone 12 (\$192,928), Surface Water Debt Service Fee (\$19,061), Meter Installation Fee (\$779), and Surface Water Capital Fee (\$580). Fees based on one 2" meter installation.

Wastewater - includes Phase 3 Sewer Connection Fee (\$930,600), Phase 3 Completion Charge (\$508,200), PFF Sewer Fee - Zone 22 (\$642,950) and Phase 3 Sewer Fee (\$3,961).

Street Improvements / Traffic Signals - includes Public Facilities Fee Transportation Fee - Zone 7 (\$1,301,300).

Other Agencies

Habitat Mitigation Fee - exempt at Pacific Business Park. Already paid.

School District Fee - based on Manteca USD Fee of \$0.47 per square foot for industrial.

Mountain House

Building Permit & Plan Check Fees

Building Permit Fee - includes Mountain House Building Permit Fee (\$129,646), and San Joaquin County Building Permit Fee (\$21,967).

Other Misc Fees - includes Community Development Dept. Fire Inspection Fee (\$10,773), Community Development Dept. Fire Plan Check Fee (\$9,337), Handicap & Energy Fee (\$5,492), Green Compliance Fee (\$2,197), General Plan Implementation Fee (\$2,148), Green Building Standards Admin Fee – SB1473 (\$1,577), Imaging/Technology Fee (\$1,318), Development Division Services Fee (\$560), Engineering Fees (\$125), and Environmental Health Fee (\$110).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such easement, the Board of Supervisors may approve a pay-in lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Public Safety & Admin Fee (\$262,900).

Infrastructure

Water - capital reimbursement to developer may be required based upon size of site acquired.

Wastewater - capital reimbursement to developer may be required based upon size of site acquired.

Storm Drainage - capital reimbursement to developer may be required based upon size of site acquired.

Street Improvements/Traffic Signals - includes Mountain House Transportation Improvement Fee (\$3,400,650) calculated as North of Byron Limited Industrial.

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 32 acres = \$459,904).

School Districts - includes Lammersville USD Fee (\$280,500) calculated at \$0.51 per square foot for industrial.

Finance Districts & Taxes

Other Misc Taxes - includes four special annual taxes that are paid with the ad valorem tax for the Mountain House Community Service District. Tax No. 1 – Roads /Transportation Services & Community Services Operational/Administrative Functions (\$183,062), Tax No. 2 - Public Safety Services (\$93,601), Tax No. 4 - Public Works (\$17,233), and Tax No. 3 - Parks, Recreation, & Community Facilities (\$16,188).

Ripon

Building Permit & Plan Check Fees

Other Misc Fees - includes California Building Standards Commission Green Building Fund Fee - SB1473 (\$1,577). Not accounted for in this analysis are Engineering Fees of 7% of total improvement costs that consist of Plan Check (3%), Inspection (3%) and Mapping/GIS (1%).

FOOTNOTES:

Ripon

Public Facility Fees

Public Buildings - includes Corporation Yard Fee (\$41,818), City Hall Fee (\$27,878), and Police Station Fee (\$13,939).

Other Misc PF Fees - omitted from this analysis is the Garbage Fee. This fee is based upon usage and type of use.

Infrastructure

Traffic Impact Mitigation Fees - includes Transportation Fee (\$1,226,650).

Street Improvements/Traffic Signals - includes Traffic Signalization Fee (\$87,186.88). Method of fee calculation not provided.

Other Misc Infra Fees - some properties/projects are subject to a General Mitigation Fee (\$2,716 per acre). This fee is only collected through Development Agreements. For the purpose of this analysis, this fee has been omitted.

Other Agencies

Regional Transportation Fee - has been calculated at warehouse rate of \$0.38 per square foot (\$209,000). Effective 7/1/2012.

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 x 32 acres = \$230,240).

School District Fee - based on Ripon USD fee of \$0.51 per square foot.

Fire Districts - includes Ripon Consolidated Fire Districts Fee of \$993.68 per 1,000 sf of building for industrial (\$546,524).

Finance Districts & Taxes

Assessment District - some areas of Ripon have Benefit Assessment Fees associated with the property. These fees vary greatly from area-to-area. For the purpose of this analysis, these fees have been omitted.

SJC Uninc

Building Permit & Plan Check Fees

Other Misc Fees - includes Green Compliance Fee (\$2,197), Fire Inspection Fees (\$14,364), General Plan Implementation Fee (\$2,148), Green Building Standards Admin Fee – SB1473 (\$1,577), Imaging/Technology Fee (\$1,318), Onsite Liquid Waste Permit (\$1,100), Soils Suitability/Nitrate Loading Study (\$626), Domestic Well/Pump Permit (\$580), Engineering Fees (\$125) and Processing Fee (\$80).

Public Facility Fees

AG Preservation Fee - is not applicable at 1601 N. Budiselich Road.

Other Misc PF Fees - includes Handicap & Energy Fee (\$5,492), Development Services Division Fee (\$560) and Environmental Health Fee (\$110).

Infrastructure

Water - includes San Joaquin County Water Impact Mitigation Fee (WIMF) (\$169,950), and San Joaquin County WIMF Admin Fee (\$8,498). Additional fees may be applicable. Water is handled either through a well system or cost related to adjacent service provider.

Wastewater - is handled either through a septic system or cost related to adjacent service provider.

Storm Drainage - onsite storm drainage must meet San Joaquin County storm requirements.

Traffic Impact Mitigation Fees - have been based on building square footage. It's possible this fee can be calculated by number of trips.

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 32 acres = \$459,904).

School District Fee - based on Linden USD fee of \$0.47 per square foot for industrial.

Fire Districts - based on Waterloo/Morada Fire District Fee calculated at \$0.15 per square foot for industrial. There are 20 fire districts in the unincorporated area with fees ranging from \$0.10-to-\$0.73 per square foot.

Stockton

Building Permit & Plan Check Fees

Other Misc Fees - includes GPMI Fee (\$118,272), Development Oversight Commission Fee (\$39,424), Development Code Maintenance Fee (\$39,424), Climate Action Plan Implementation Fee (\$39,424), Capital Preservation Fee (\$39,424), Technology Fee (\$20,213), Housing Element Fee (\$19,712), Community Rating System Admin Fee (\$3,134), Green Building Fee - SB1473 (\$1,577), Public Works Commercial Construction Permit Fee (\$293), and Misc Fees (Permit Tracking, Land Update, Microfilm & Permit Issuance - \$156).

Public Facility Fees

Public Buildings - includes Police Station (\$68,200), Libraries (\$61,600), Fire Stations (\$59,400), City Office Space (\$28,050), and Community Recreation Center (\$25,850). These fees have been reduced by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2013.

Park Land - for non-residential development this fee is exempt.

AG Preservation Fee - the Agricultural Mitigation Fee is calculated at Non-Residential Warehouse Rate of \$10,494 per acre of net parcel and is based on the parcel size at the time the permit is issued.

Other Misc PF Fees - includes Air Quality Fee (\$222,750) and Admin Fee (\$43,215).

FOOTNOTES:

Stockton

Infrastructure

Water - includes Surface Water Fee (\$175,083), Delta Water Supply Fee (\$24,492), and Water Connection Fee (\$12,421). Based on 2" meter. Actual cost will depend on the size and number of meters.

Wastewater - includes Sewer Connection Fee (\$38,500). Many variables are involved that could lead to a higher or lower amount. Wastewater fees also vary based on fee area.

Storm Drainage - Developer is responsible for building of onsite storm drainage system. No impact fee is collected by the City of Stockton.

Street Improvements/Traffic Signals - includes Street Improvement Fee (\$436,458) and Traffic Signals Fee (\$45,788). The Street Improvement Fee has been calculated at the "High Cube" rate. The City of Stockton has also reduced the Street Improvement Fee by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2012. For the purpose of this study, this fee reduction has NOT been taken into account.

Other Misc Infra Fees - includes Water/Sewer Admin Fee (\$1,782).

Other Agencies

Regional Transportation Fee - has been calculated at warehouse rate of \$0.38 per square foot (\$209,000). Effective 7/1/2012.

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 32 acres = \$459,904).

School District Fee - based on Stockton USD fee of \$0.51 per square foot for industrial.

Finance Districts & Taxes

Community Facilities District - includes Arch Road East (CFD 99-02), Annual Max Tax of \$5,680 per acre/per year. South Stockton Sewer Trunk (CFD 90-1), Max Tax of \$535 per acre/per year. Expiration of District Year 2015.

Tracy

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - will be required and are based on actual number of fixtures.

Other Misc Fees - includes California Building Standards Commission Fee - SB1473 (\$1,577).

Public Facility Fees

AG Preservation Fee - for the Northeast Industrial Area - Phase I this fee has been calculated at \$2,638.14 per acre per prior development agreement.

Infrastructure

Water - includes Water Fee (\$136,085) which reflects fee reduction approved by Tracy City Council on May 1, 2012 for NEI Phase I property and a Water Connection Fee (\$18,839) based on a 2" meter size.

Wastewater - includes Wastewater Fee (\$1,000,854) which reflects fee reduction approved by Tracy City Council on May 1, 2012 for NEI Phase I.

Storm Drainage - includes Storm Drainage Fee (\$831,372) which reflects fee reduction approved by Tracy City Council on May 1, 2012 for NEI Phase I.

Traffic Impact Mitigation Fees - includes Traffic Impact Mitigation Fee (\$1,756,348) which reflects fee reduction approved by Tracy City Council on May 1, 2012 for NEI Phase I.

Other Agencies

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 32 acres = \$459,904).

School District Fee - based on Tracy USD Fee of \$0.51 per square foot for industrial.

Finance Districts & Taxes

Assessment District - includes South San Joaquin Fire District Special Assessment of \$0.03 per square foot payable annually.

Community Facilities District - includes CFD 99-1, Annual Max Tax of \$3,687 per acre/per year. Expiration of District Year 2024.

Model 5 - Warehouse Development

Surrounding Communities

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
	Not Site Specific	Not Site Specific	Hwy 99 & Grant Line Rd.	Not Northeast Area	Solano Business Park	Not Site Specific	Not Site Specific	1001 Oates Court	Not Site Specific	Westside Industrial Specific Plan	Not Site Specific	Southport	North East Street
Acreage	32	32	32	32	32	32	32	32	32	32	32	32	32
Building Size	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000
Bldg Valuation	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000	\$39,424,000
Ees	300	300	300	300	300	300	300	300	300	300	300	300	300
SpecialCalcs	No	No	No	No	No	No	No	No	No	No	No	No	No

Building Permit & Plan Check Fees

Building Permit Fee	\$77,851	\$145,856	\$30,366	\$84,348	\$158,079	\$102,101	\$149,082	\$14,693	\$149,506	\$86,000	\$126,644	\$180,478	\$175,028
Building Plan Check Fee	\$0	\$94,712	\$164,424	\$216,832	\$102,751	\$91,885	\$96,907	\$73	\$97,179	\$56,000	\$82,319	\$147,664	\$113,768
Strong Motion Instrumentation Program	\$8,279	\$8,279	\$8,279	\$8,279	\$8,279	\$8,279	\$8,279	\$8,279	\$8,279	\$8,279	\$8,280	\$8,279	\$8,279
Plumbing, Mechanical, & Electrical Permit	\$0	\$36,464	\$0	\$0	\$0	\$60,391	\$0	\$0	\$0	\$10,000	\$1,227	\$0	\$24,200
Other Misc Fees	\$905,997	\$146,951	\$27,350	\$147,726	\$183,998	\$55,439	\$1,657	\$77,059	\$10,729	\$29,105	\$60,014	\$16,727	\$13,459
Subtotal	\$992,127	\$432,262	\$230,419	\$457,185	\$453,108	\$318,095	\$255,925	\$100,104	\$265,694	\$189,384	\$278,485	\$353,148	\$334,733

Public Facility Fees

Public Buildings	\$0	\$280,500	\$77,000	\$0	\$412,500	\$112,200	\$26,444	\$0	\$126,500	\$107,369	\$0	\$769,450	\$429,000
Park Land	\$502,150	\$0	\$0	\$0	\$0	\$0	\$87,780	\$0	\$0	\$0	\$0	\$445,500	\$0
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc PF Fees	\$175,199	\$1,507,000	\$143,000	\$445,500	\$0	\$143,644	\$36,718	\$1,073,050	\$214,500	\$229,762	\$0	\$89,650	\$32,321
Subtotal	\$677,349	\$1,787,500	\$220,000	\$445,500	\$412,500	\$255,844	\$150,942	\$1,073,050	\$341,000	\$337,131	\$0	\$1,304,600	\$461,321

Infrastructure

Water	\$212,612	\$193,950	\$52,664	\$10,727	\$75,668	\$103,058	\$419,568	\$62,166	\$3,427,700	\$389,298	\$578	\$52,813	\$94,120
Wastewater	\$148,500	\$1,116,060	\$817,750	\$87,070	\$194,665	\$404,316	\$212,443	\$299,759	\$1,369,500	\$94,822	\$535	\$119,350	\$1,413,518
Storm Drainage	\$1,516,585	\$1,184,832	\$528,306	\$106,368	\$0	\$257,457	\$0	\$0	\$2,260,500	\$881,788	\$0	\$1,264,384	\$263,072
Traffic Impact Mitigation Fees	\$2,426,050	\$2,420,000	\$0	\$676,500	\$0	\$1,444,740	\$1,191,564	\$0	\$0	\$0	\$0	\$3,825,036	\$0
Street Improvements/Traffic Signals	\$0	\$0	\$2,035,000	\$0	\$781,000	\$0	\$0	\$0	\$330,000	\$806,508	\$0	\$0	\$1,402,500
Other Misc Infra Fees	\$0	\$0	\$0	\$0	\$22,000	\$0	\$0	\$0	\$38,500	\$0	\$0	\$670,450	\$0
Subtotal	\$4,303,747	\$4,914,842	\$3,433,720	\$880,665	\$1,073,333	\$2,209,571	\$1,823,575	\$361,924	\$7,426,200	\$2,172,415	\$1,113	\$5,932,033	\$3,173,210

Other Agencies

County Facilities Fee	\$0	\$0	\$0	\$0	\$99,550	\$102,300	\$28,820	\$28,820	\$28,820	\$28,820	\$40,427	\$145,200	\$145,200
Regional Transportation Fee	\$1,518,000	\$1,518,000	\$154,000	\$150,348	\$0	\$0	\$520,850	\$520,850	\$520,850	\$520,850	\$520,850	\$0	\$0
Habitat Mitigation	\$0	\$0	\$308,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Districts	\$280,500	\$258,500	\$280,500	\$25,850	\$258,500	\$181,500	\$280,500	\$280,500	\$280,500	\$280,500	\$283,050	\$280,500	\$280,500
Fire Districts	\$0	\$0	\$308,000	\$118,650	\$0	\$0	\$0	\$0	\$0	\$0	\$121,000	\$0	\$0
Other Districts	\$0	\$0	\$242,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,798,500	\$1,776,500	\$1,293,172	\$294,848	\$358,050	\$283,800	\$830,170	\$830,170	\$830,170	\$830,170	\$965,327	\$425,700	\$425,700

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
<i>Grand Total</i>	\$7,771,723	\$8,911,104	\$5,177,311	\$2,078,198	\$2,296,991	\$3,067,310	\$3,060,611	\$2,365,249	\$8,863,064	\$3,529,101	\$1,244,925	\$8,015,480	\$4,394,964
<i>Fees Per SF of Building</i>	\$14.13	\$16.20	\$9.41	\$3.78	\$4.18	\$5.58	\$5.56	\$4.30	\$16.11	\$6.42	\$2.26	\$14.57	\$7.99
<i>Percent of Overall Average</i>	166%	191%	111%	44%	49%	66%	65%	51%	190%	75%	27%	171%	94%
<i>Overall Average</i>	\$4,674,913												
<i>SJC Average</i>	\$4,184,606												

Please note the Overall Average has been calculated using all jurisdictions for this Model with the exception of San Joaquin County unincorporated area and Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance District	\$0	\$0	\$3,943	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$0	\$0	\$43,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$47,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FOOTNOTES:

Ceres

Building Permit & Plan Check Fees

Other Misc Fees - includes Green Building Standards Admin Fee - SB1473 (\$1,577), and Construction Water Fee (\$80).

Public Facility Fees

Other Misc PF Fees - includes Fire Fee (\$19,569), Police Fee (\$9,268), and Information Technology Fee (\$7,882).

Infrastructure

Storm Drainage - fees vary per selected site. Being this study is not site specific, fees have not been calculated.

Other Agencies

School Districts - based on Ceres Unified School District Fee of \$0.51 per square foot for industrial.

Elk Grove

Building Permit & Plan Check Fees

Building Plan Check Fee - includes the following Cosumnes Community Services District Fees: Architectural Plan Review Fee (\$116,390), Fire Alarm Inspection Fee (\$1,040), Civil Engineering Plan Review Fee (\$745), Fire Sprinkler Underground Fee (\$555), Knox Box Implementation Fee (\$145) and City of Elk Grove Plan Review Fee (\$45,549).

Strong Motion Instrumentation Program Fee - was not calculated by the City of Elk Grove. For the purpose of this study it has been calculated as follows: (\$39,424,000 Building Valuation x \$0.00021 = \$8,279.04).

Other Misc Fees - includes Technology Fee (\$15,770), General Plan Update Fee (\$9,068), CBSC Revolving Fund Fee - SB1473 (\$1,577), Construction & Demolition Fee (\$800), and Zone Check Fee (\$135).

Infrastructure

Water - includes Sacramento County Zone 40 Water Fee (\$52,664). Does not include fee for any irrigation service.

Wastewater - includes Sacramento Regional County Sanitation District Sewer Fee (\$409,750), and Sacramento Area Sewer District Sewer Fee (\$408,000). Treatment Capacity Bank Sewer Credits may be available to qualified developments to offset sewer impact fees charged by the Sacramento Regional County Sanitation District. These credits vary and have not been taken into account in this study.

Other Agencies

Regional Transportation Fee - includes Measure A Transportation Fee (\$154,000).

Habitat Mitigation - includes Swainson's Hawk Fee (\$308,672). When Applicable, the City of Elk Grove has an Oak Tree Mitigation Fee of \$200 per inch of tree diameter.

School Districts - based on Elk Grove Unified School District Fee of \$0.51 per square foot for industrial.

Fire Districts - includes Cosumnes Community Services District Fire Fee (\$308,000).

Other Districts - includes Cosumnes Community Services District Eastern Elk Grove Park Fee (\$242,000).

Finance Districts & Taxes

Maintenance District - includes CSD MIntenance Assessment (L&L) (\$3,943). The City of Elk Grove includes a Street Lighting District No. 1 charge of \$0.59 per frontage foot.

Community Facilities District - includes Elk Grove USD CFD (\$25,600), and Maintenance Services CFD 2006-1 (\$17,760 - rate is estimated. Actual rate determined upon annexation into district).

Fairfield

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - are not calculated. Electric Fee is equal to 1% of Electric Contract + \$24, Plumbing Fee is equal to 1% of Plumbing Contract + \$22, and Heating Fee is equal to 1% of HVAC Contract + \$26.

Other Misc Fees - includes Architectural Plan Check Fee (\$61,651), Engineering Plan Check Fee (\$41,101), Fire Plan Check Fee (\$39,520), General Plan Amendment Fee (\$23,650), Landscape Plan Check Fee (\$16,500), and Green Building Standards Fee - SB1473 (\$1,577).

Public Facility Fees

Public Buildings - includes AB1600 Public Facilities Fee (\$412,500). The Construction License Tax does not apply to development in business parks using assessment districts. Bonds for the Solano Business Park Assessment District have been fully paid off.

Other Misc PF Fees - commercial and industrial projects located in the North Cordelia area are subject to the Art in Public Places Fee which is currently \$2.50 per \$1,000 of total project valuation.

Infrastructure

Other Misc Infra Fees - includes AB1600 Urban Design Fee (\$22,000).

Other Agencies

School Districts - includes Fairfield-Suisun USD Development Fee (\$258,500) at \$0.47 per square foot.

FOOTNOTES:

Galt

Building Permit & Plan Check Fees

Building Permit Fee - includes Building, Plumbing, Mechanical, & Electrical Permit Fees (\$84,348).

Other Misc Fees - includes General Plan Policy Document Maintenance Recovery Fee (\$141,926), Contractors License Tax (\$2,400), Building Standards Administration Special Revolving Fund Fee - SB1473 (\$1,577), Planning Site Plan Review Fee (\$1,200), Public Works Site Plan Review Fee (\$558), Capital Acquisition Replacement (Hardware/Software) Fee (\$25), CRW Permit Tracking Recovery Fee (\$24), CRW Permit Tracking Maintenance Fee (\$14), and Job Card Holder (\$2).

Infrastructure

Water - includes Well Connection Fee (\$10,686), and Water Meter Fee (\$41) based on 2 inch diameter service.

Wastewater - includes Sewer Connection Capital Impact Fee (\$49,190), and Sewer Supplemental Assessment WWTP - Capital Impact Fee (\$37,880).

Other Agencies

Regional Transportation Fee - includes Measure A - Sacramento Countywide Transportation Mitigation Fee Program.

School Districts - includes Galt Joint Union School District Development Fee (\$25,850) based on assumed 10% office space at \$0.47 per square foot.

Fire Districts - includes the following Cosumnes Fire Department fees: New Building Review Fee (\$116,390), Fire Alarm Review Fee (\$960), Site Plan Review Fee (\$745), and Fire Sprinkler Underground Fee (\$555). Not included is the Commercial Fire Sprinkler Review Fee which is based upon number of sprinkler heads.

Livermore

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Plan Check Fee and Plumbing, Mechanical, Electrical Permit Fees (\$77,851).

Other Misc Fees - includes Tax on Construction Fee (\$689,920), Citywide General Plan Fee (\$214,500), and CBSC Revolving Fund Fee - SB1473 (\$1,577).

Public Facility Fees

Park Land - the City of Livermore may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details.

Other Misc PF Fees - includes Art in Public Places Fee (\$130,099), Low Income Housing Impact Fee (\$44,000), and Social/Human Services Facility Fee (\$1,100).

Infrastructure

Water - includes County Zone 7 Water Connection Fee - 2" (\$183,440), and City Water Connection Fee - 2" (\$29,172).

Wastewater - includes Sanitary Sewer Connection Fee (\$148,500) calculated at Warehouse Rate of \$0.27 per square foot.

Storm Drainage - includes County Zone 7 Storm Drainage Fee (\$1,184,832) at \$1.00 per square foot, and City Storm Drainage Fee (\$331,753) at \$0.28 per square foot - based on 85% impervious surface area.

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Development Fee (\$1,518,000).

School Districts - includes Livermore Valley Joint Unified School District Fee (\$280,500) calculated at \$0.51 per square foot.

Modesto

Building Permit & Plan Check Fees

Other Misc Fees - includes Fire Marshal Plan Check (\$43,450), Fire Marshal Plan Check, Sprinkler System Fee (\$13,200), General Plan Maintenance Fee (\$10,250), Land Development Engineering Pre-Plan Review Fee (\$6,750), CBSC Fee SB 1473 (\$1,577), Stormwater Quality Pre-Plan Review Fee (\$900), Fire Marshal Sprinkler Riser Test (\$503), Landscape Plan Check Review (\$248), and Landscape & Irrigation Inspection Fee (\$181).

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Fee (\$1,073,050) for Industrial Warehousing.

Infrastructure

Wastewater - includes Wastewater Connection Fee (\$279,119), and Sewer Subtrunk Fee (\$20,640).

Other Agencies

County Facilities Fee - includes Stanislaus County Public Facilities Impact Fee (\$28,820) calculated at warehouse rate.

Regional Transportation Fee - includes Stanislaus Regional Transportation Impact Fee (\$520,850) calculated at warehouse rate.

School Districts - based on Modesto Unified School District Fee of \$0.51 per square foot for industrial.

FOOTNOTES:

Patterson

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Reimbursement Fee (\$9,152), and Green Building Standards Fee - SB1473 (\$1,577).

Public Facility Fees

Public Buildings - includes Corporation Yard - General Government Impact Fee (\$82,500), and City Hall - General Government Impact Fee (\$44,000).

Other Misc PF Fees - includes Fire - Public Safety Impact Fee (\$192,500) at Large-Scale Rate, and Police - Public Safety Impact Fee (\$22,000).

Infrastructure

Water - includes Water Connection Fee (\$3,426,500) calculated at \$6.23 per square foot for industrial, and Water Meter Fee - 2" (\$1,200).

Wastewater - includes Sewer Connection Fee (\$1,369,500) calculated at \$2.49 per square foot for industrial.

Storm Drainage - includes Storm Drainage Fee (\$2,260,500) calculated at \$4.11 per square foot for industrial.

Street Improvements/Traffic Signals - includes Street Improvement Impact Fee (\$330,000) calculated at Light Industrial Rate.

Other Misc Infra Fees - includes I-5 Interchange Impact Fee (\$38,500) calculated at Light Industrial Rate.

Other Agencies

School Districts - includes Patterson Joint Unified School District Fee calculated at \$0.51 per square foot.

Pleasanton

Building Permit & Plan Check Fees

Other Misc Fees - includes Building/Fire Plan Review Fee (\$36,464), Title 24 Energy Code Surcharge Fee (\$36,464), Title 24 Plan Review Fee (\$23,702), Electrical, Mechanical, Plumbing Plan Review Fee (\$23,581), Disabled Access Surcharge Fee (\$21,878), GIS Mapping Fee (\$2,788), CBSC Revolving Fund Surcharge Fee - SB1473 (\$1,577), Green Building Plan Review Fee (\$295), and Document Archiving Fees (\$201).

Public Facility Fees

Other Misc PF Fees - includes Lower Income Housing Fee (\$1,507,000).

Infrastructure

Water - includes Water District Zone 7 Connection Fee (\$183,440), City of Pleasanton Connection Fee (\$9,600), and Meter Fee (\$910).

Wastewater - includes Dublin San Ramon Services District Connection Fee (\$1,078,605), and City of Pleasanton Connection Fee (\$37,455).

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Committee Fee (\$1,518,000).

School Districts - includes Pleasanton Unified School District Fee (\$258,500) at \$0.47 per square foot.

Stanislaus County

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - includes Electrical Equipment Items (\$600), Mechanical Equipment Items (\$360), Plumbing Equipment Items (\$150), and Electrical Service > 1000 amps (\$117).

Other Misc Fees - includes General Plan Update Fee (\$50,463), GIS Fee (Technology) (\$5,245), Stanislaus County Fire Inspection (\$1,745), Building Standards Fund - SB1473 (\$1,577), Stanislaus County Fire Plan Check (\$330), Public Works Plan Review (\$180), Landscape Review Fee (\$139), Landscape Site Inspection (\$103), Planning Plan Review (\$82), Microfilm Fee (\$80), DER Plan Review (\$40), and Building Permit Fee (\$30).

Infrastructure

Water - includes DER Well Inspection Fee (\$578).

Wastewater - includes Septic New or Replacement Fee (\$535).

Other Agencies

School Districts - includes School District Fee based upon \$0.51 psf (\$283,050).

Fire Districts - includes Stanislaus County District Fee based upon \$0.22 psf (\$121,000).

Turlock

Building Permit & Plan Check Fees

Other Misc Fees - includes Business License Fee (\$19,712), Records Management Fee (\$7,600), CBSC Revolving Fund Fee - SB1473 (\$1,577), Engineering Fee (\$124), Landscape Inspection Fee (\$75), and GIS Development Fee (\$17). Fire Department Plan Check & Inspection Fees have not been calculated due to these fees being based upon a case-by-case basis - charged hourly.

FOOTNOTES:

Turlock

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Police Fee (\$112,132), Capital Facilities Fire Fee (\$46,593), Westside Industrial Specific Plan Administration Fee (\$37,075), Capital Facilities Administration Fee (\$33,663), and Public Safety Tax (\$300).

Infrastructure

Water - includes Westside Industrial Specific Plan Potable Water Fee (\$176,924), Westside Industrial Specific Plan Recycled Water Fee (\$171,860), Water Grid Fee (\$19,665), On-Site Construction Water Fee (\$17,424), Water Meter (\$3,125), and Water Well Tax (\$300).

Wastewater - includes Westside Industrial Specific Plan Sewer Fee (\$87,265), Sewer Capital Expansion Fee (\$7,182), and Sewer Trunk Line Construction Fee (\$376).

Storm Drainage - includes Master Storm Drainage Fee (\$480,401), and Westside Industrial Specific Plan Storm Drainage Fee (\$401,386).

Street Improvements/Traffic Signals - includes Capital Facilities Road Fee (\$407,158), Westside Industrial Specific Plan Transportation Fee (\$398,750), Transportation Tax (\$300), and Traffic Signals Tax (\$300).

Other Agencies

School Districts - includes Turlock Unified School District Fee (\$280,500) at \$0.51 per square foot for industrial.

Vacaville

Building Permit & Plan Check Fees

Other Misc Fees - includes Landscape Plan Check Fee (\$16,887), Fire Plan Check/Inspection Fee (\$15,315), Plumbing Plan Check Fee (\$10,095), Electrical Plan Check Fee (\$6,347), Mechanical Plan Check Fee (\$4,868), Green Building Standards Fee - SB1473 (\$1,577), Energy Plan Check Fee (\$220), and Record Maintenance Fee (\$130).

Public Facility Fees

Other Misc PF Fees - includes Police Development Impact Fee (\$104,335), and Fire Development Impact Fee (\$39,309).

Infrastructure

Water - includes Water Connection (Plant-Non-Reimb) Fee (\$49,160), Water Connection (Distrib-Non-Reimb) Fee (\$32,773), Water Connection (Plant-Reimb) Fee (\$12,290), Water Connection (Distrib-Reimb) Fee (\$8,193), and Water Installation Fee (\$642).

Storm Drainage - includes Drainage Detention Fee (Zone 1 - Non-Reimb) (\$182,046), Drainage Conveyance (Conveyance) Fee (\$41,678), Drainage Conveyance (Water Quality) Fee (\$17,842), and Drainage Detention Fee (Zone 1 - Reimb) (\$15,891).

Other Agencies

County Facilities Fee - based on 2011/2012 Solano County Fee Schedule in effect at time of study calculated at \$186 per 1,000 square feet of building.

School Districts - based on Vacaville Unified School District Fee of \$0.33 per square foot for non-residential.

West Sacramento

Building Permit & Plan Check Fees

Building Permit Fee - includes Electrical, Plumbing, Mechanical, Energy Plan Check & Inspection Fees (\$180,478).

Other Misc Fees - includes Fire Prevention Plan Review Fee (\$11,395), CBSC Revolving Fund Fee - SB1473 (\$1,577), Technology Fee (\$1,000), Engineering Technology Fee (\$1,000), Planning Site Plan Review Fee (\$800), Scan Fee (\$600), Environmental Health Review Fee (\$152), Engineering Site Plan Review Fee (\$85), Engineering Connection Application Fee (\$85), and Engineering Application Fee (\$33). Engineering Plan Check & Inspection Fees are not calculated as these fees are based on the construction cost of the on-site and frontage improvements associated with a specific project's scope of work.

Public Facility Fees

Public Buildings - includes Fire Facilities Fee (\$234,850), Police Facilities Fee (\$230,450), Corporation Yard Facilities Fee (\$175,450), and City Hall Facilities Fee (\$128,700).

Other Misc PF Fees - includes Childcare Impact Fee (\$89,650).

Infrastructure

Water - includes Water Impact Fee of (\$52,813) based on one 2" metered connection and two 3/4" fire connections.

Wastewater - includes estimated West Sacramento Sewer Connection Fee (\$119,350). Actual connection fees for industrial developments shall be determined based upon the estimated strength and quantity of discharge, as determined by the Director of Community Development. Treatment Connection Fee from Sacramento Regional County Sanitation District (SRCSD) not calculated. Requires quote from SRCSD for each specific project.

Storm Drainage - includes Storm Drainage Impact Fee for Southport area (\$1,264,384). Calculated on MC 60 Subarea at Business Park rate.

Traffic Impact Mitigation Fees - includes CIP, Harbor and Raley Landing Fee (\$3,825,036). Harbor Fee will no longer be collected effective January 1, 2013.

Other Misc Infra Fees - includes Flood Protection In-Lieu Fee (\$670,450) calculated at Zone 2 rate.

FOOTNOTES:

West Sacramento

Other Agencies

School Districts - includes Washington Unified School District Fee (\$280,500) at \$0.51 per square foot.

Woodland

Building Permit & Plan Check Fees

Other Misc Fees - includes Disability Plan Review (\$5,688), Energy Plan Review (\$5,688), California Building Standards Fee - SB1473 (\$1,577), Construction Recycle Admin Fee (\$275), Energy Compliance Inspection (\$108), Permit Processing Charge (\$58), Flood Zone Review - FEMA Fee (\$49), and Record Retention Fee (\$15).

Public Facility Fees

Public Buildings - includes Major Projects Financing Plan Fire Fee (\$225,500), Major Project Financing Plan Police Fee (\$115,500), and Major Projects Financing Plan General City Fee (\$88,000).

AG Preservation - an agricultural mitigation easement is required prior to final map rather than fees.

Other Misc PF Fees - includes Major Projects Financial Plan Administrative Fee (\$27,628), and Commercial Noew Building Fire Fee (\$4,693).

Infrastructure

Water - includes Major Projects Financial Planning Water Fee (\$77,000), and Major Projects Financial Planning (\$17,120).

Wastewater - includes Major Projects Financial Plan Waste Water Fee (\$1,413,500), and Building Sewer Service Fee (\$18).

Other Agencies

Habitat Mitigation - requires a land conservation easement for projects 40 acres or larger. For smaller projects, in-lieu fee is \$8,666 per acre.

School Districts - includes Woodland Unified School District fee calculated at \$0.51 psf for industrial development.



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

MANUFACTURING DEVELOPMENT SECTION VI

VI. Manufacturing Development

Assumptions

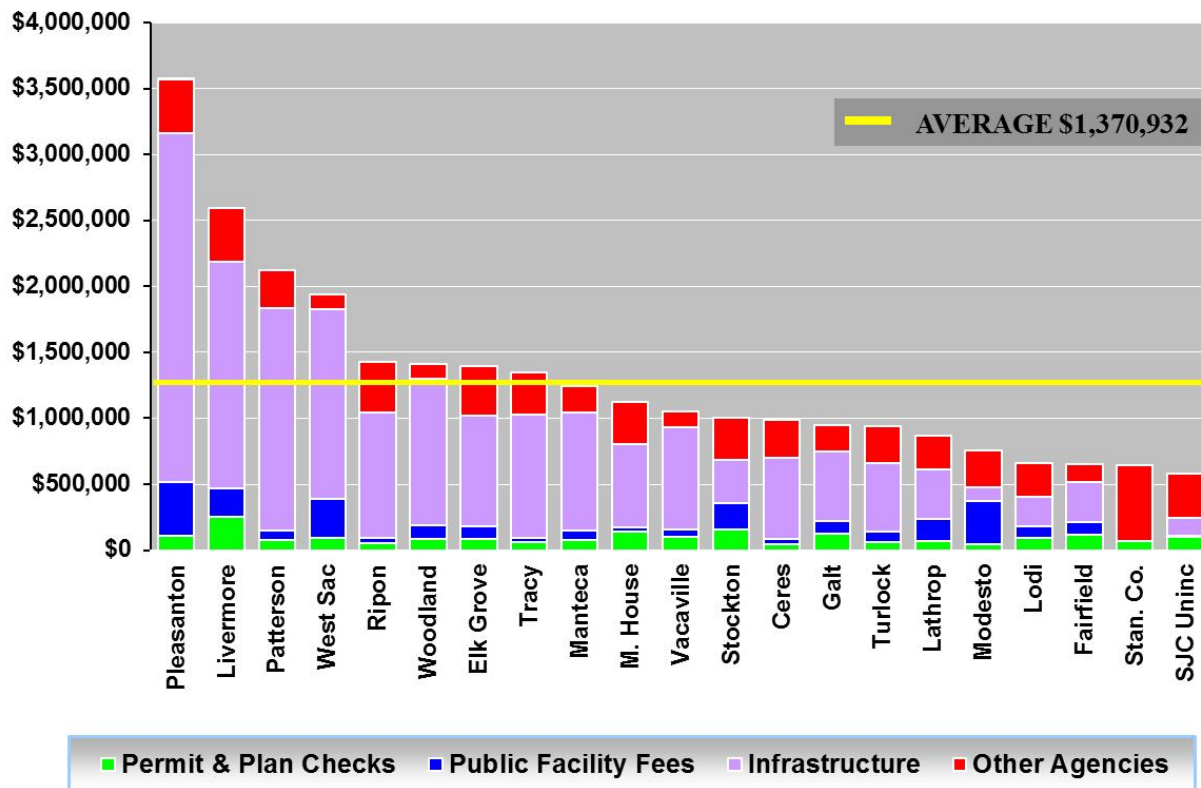
For the manufacturing development comparison, SJP assumes a 125,000 square foot facility with a 2" water meter, 85% impervious surface on 8 acres, and employing 224 people. The building valuation used was \$9,762,000.

Comparison Graphs – All Jurisdictions

The chart below graphs the total estimated development fee cost for 21 jurisdictions for a manufacturing development. Fees categories include permits and plan checks, public facility fees, infrastructure fees and other agency fees. Finance districts and annual assessments have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for the 19 of the 21 jurisdictions.*

Manufacturing -- Development Fee Comparison

Based on 125,000 sf, 8 acres



Overall Average = \$1,370,932

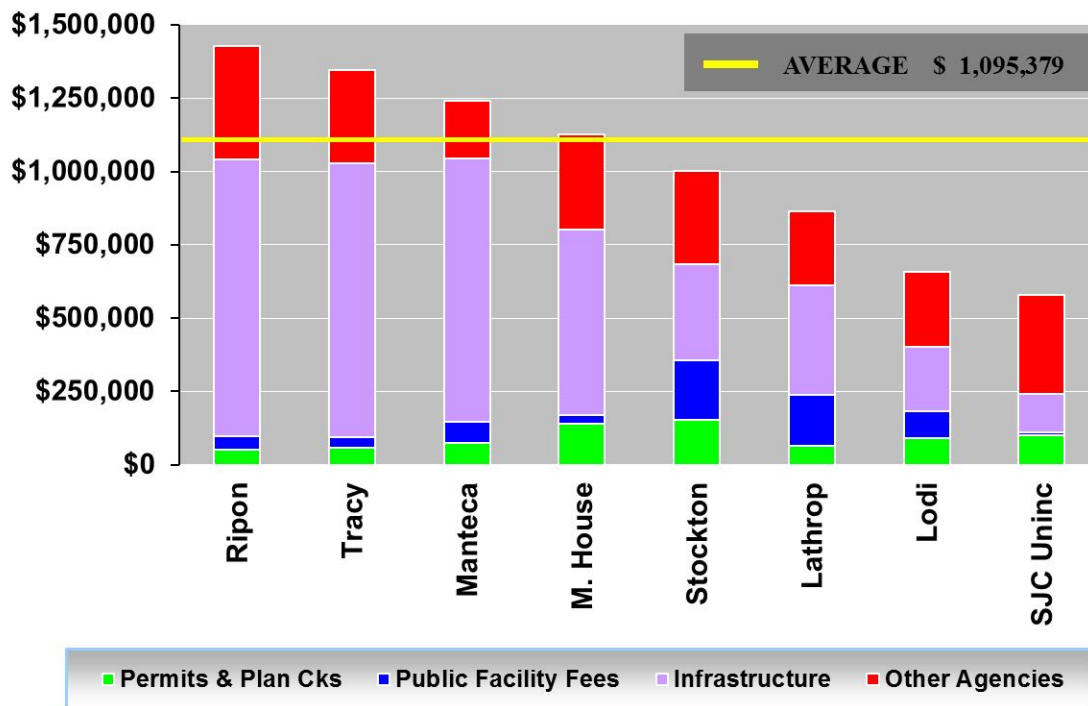
* Please note the Overall Average has been calculated using all jurisdictions with the exception of the San Joaquin County and Stanislaus County unincorporated areas due to the water, wastewater and storm drainage fee variances by service provider.

Comparison Graphs – San Joaquin County Jurisdictions Only

The chart below displays the 8 areas studied within San Joaquin County and graphs the total estimated development fee cost for a manufacturing development. Fees include permits and plan checks, public facility fees, infrastructure, and other agency fees. Finance districts and annual taxes have been excluded from the graph, but are included in the worksheet breakout by community. The graph also provides the average development fee cost for 7 of the 8 jurisdictions.*

Manufacturing -- Development Fee Comparison

Based on 125,000 sf, 8 acres



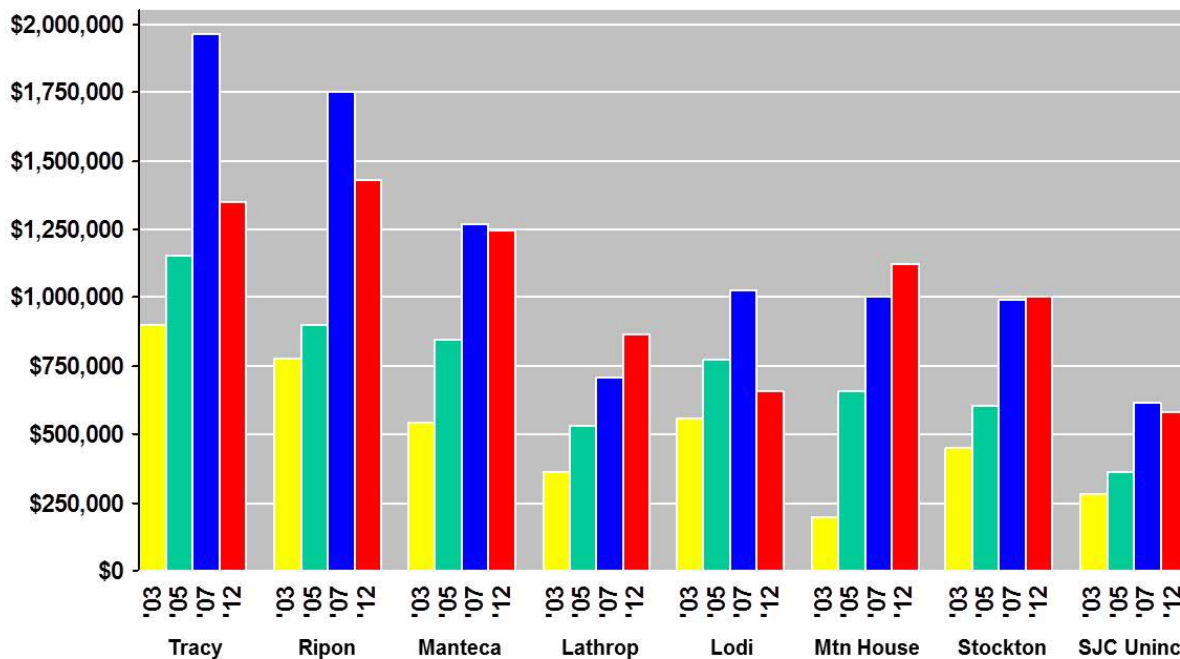
SJC Average = \$1,095,379

Please note the San Joaquin County average has been calculated using all jurisdictions studied within the county with the exception of the San Joaquin County unincorporated area due to water, wastewater, and storm drainage fee variances by provider.

2003 thru 2012 Comparisons

The graph below compares development fee results from prior studies completed by the San Joaquin Partnership. The information represents data from years 2003, 2005, 2007 and 2012 for the 8 areas studied within San Joaquin County. The table displays a ranking of change for all jurisdictions included within the study. It is important to note that fees calculated may be site and/or development specific. Finance districts and annual assessments have been excluded from the graph. A variance in sites studied between years may affect the overall percentage increase or decrease for a specific jurisdiction.

Manufacturing -- Development Fee Comparison 2003 thru 2012



Manufacturing - Comparison of Change

Jurisdiction	2003 vs. 2005	Jurisdiction	2005 vs. 2007	Jurisdiction	2007 vs. 2012	Jurisdiction	2003 vs. 2012
M. House	233.2%	W. Sac	233.0%	Ceres	185.7%	M. House	470.4%
Manteca	56.0%	Patterson	153.9%	Stan. County	179.2%	W. Sac	225.0%
Lathrop	44.7%	Ripon	94.4%	Lathrop	22.6%	Pleasanton	159.6%
Modesto	41.1%	Tracy	70.6%	Patterson	14.2%	Stan. County	151.1%
Lodi	37.3%	SJC	69.9%	M. House	12.3%	SJC	143.5%
Stockton	35.8%	Stockton	63.1%	SJC	10.5%	Lathrop	136.9%
Pleasanton	30.5%	M. House	52.5%	Fairfield	8.7%	Manteca	128.6%
SJC	29.7%	Manteca	49.4%	Vacaville	6.1%	Stockton	124.5%
Tracy	28.0%	Elk Grove	48.5%	Stockton	1.4%	Ripon	83.2%
W. Sac	20.3%	Lathrop	33.6%	Woodland	0.2%	Livermore	62.5%
Ripon	15.5%	Lodi	33.1%	Manteca	-1.9%	Tracy	49.7%
Galt	6.2%	Fairfield	31.3%	Galt	-7.9%	Modesto	23.8%
Vacaville	-2.5%	Galt	12.1%	Modesto	-10.9%	Fairfield	20.7%
Livermore	-10.4%	Stan. County	11.7%	Ripon	-18.4%	Lodi	17.3%
Fairfield	-15.5%	Modesto	-1.5%	W. Sac	-18.8%	Galt	9.5%
Stan. County	-19.5%	Vacaville	-21.3%	Elk Grove	-29.6%	Vacaville	-18.5%
Ceres	NA	Ceres	-61.4%	Tracy	-31.4%	Ceres	NA
Elk Grove	NA	Livermore	NA	Lodi	-35.8%	Elk Grove	NA
Patterson	NA	Pleasanton	NA	Livermore	NA	Patterson	NA
Turlock	NA	Turlock	NA	Pleasanton	NA	Turlock	NA
Woodland	NA	Woodland	NA	Turlock	NA	Woodland	NA

Model 6 - Manufacturing Development

San Joaquin County

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
Site Location	East Lathrop	Eastside	Pacific Business Park	Not Site Specific	1600 N. Budiselich Rd.	Not Site Specific	Arch Rd Logistics Center	NEI Phase II
Acreage	8	8	8	8	8	8	8	8
Building Size	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Bldg Valuation	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000
Ees	224	224	224	224	224	224	224	224

Building Permit & Plan Check Fees

Building Permit Fee	\$21,760	\$37,140	\$8,997	\$29,108	\$40,140	\$73,251	\$41,009	\$33,209
Building Plan Check Fee	\$15,232	\$22,976	\$38,961	\$18,920	\$29,026	\$26,091	\$29,527	\$21,586
Strong Motion Instrumentation Program	\$2,050	\$2,144	\$2,050	\$2,050	\$2,195	\$2,195	\$2,050	\$2,050
Plumbing, Mechanical, & Electrical Permit	\$11,968	\$0	\$0	\$0	\$11,255	\$11,255	\$0	\$0
Sign Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Fees	\$13,633	\$26,898	\$22,922	\$390	\$16,633	\$26,758	\$80,165	\$390
Subtotal	\$64,643	\$89,158	\$72,930	\$50,468	\$99,250	\$139,551	\$152,751	\$57,235

Public Facility Fees

Public Buildings	\$157,750	\$18,000	\$66,250	\$20,909	\$0	\$0	\$55,252	\$16,740
Park Land	\$0	\$27,125	\$0	\$24,394	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$0	\$83,952	\$21,105
Other Misc PF Fees	\$16,734	\$46,875	\$7,500	\$0	\$10,705	\$30,625	\$63,053	\$0
Subtotal	\$174,484	\$92,000	\$73,750	\$45,303	\$10,705	\$30,625	\$202,257	\$37,845

Infrastructure

Water	\$35,394	\$17,467	\$68,652	\$146,362	\$40,556	\$0	\$76,705	\$124,144
Wastewater	\$129,649	\$22,521	\$477,086	\$331,056	\$0	\$0	\$8,750	\$207,225
Storm Drainage	\$57,880	\$125,488	\$54,968	\$146,362	\$0	\$0	\$0	\$215,499
Traffic Impact Mitigation Fees	\$0	\$0	\$0	\$306,662	\$90,553	\$64,125	\$0	\$385,710
Street Improvements/Traffic Signals	\$150,875	\$55,375	\$295,750	\$15,261	\$0	\$566,125	\$243,282	\$0
Other Misc Infra Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$741	\$0
Subtotal	\$373,798	\$220,851	\$896,456	\$945,703	\$131,109	\$630,250	\$329,478	\$932,578

Other Agencies

County Facilities Fee	\$26,250	\$26,280	\$26,250	\$26,250	\$32,500	\$32,500	\$26,250	\$26,250
Regional Transportation Fee	\$113,750	\$113,750	\$113,750	\$113,750	\$113,750	\$113,750	\$113,750	\$113,750
Habitat Mitigation	\$0	\$57,560	\$0	\$57,560	\$114,976	\$114,976	\$114,976	\$114,976
School Districts	\$58,750	\$58,750	\$58,750	\$63,750	\$58,750	\$63,750	\$63,750	\$63,750
Fire Districts	\$53,750	\$0	\$0	\$124,210	\$18,750	\$0	\$0	\$0
Subtotal	\$252,500	\$256,340	\$198,750	\$385,520	\$338,726	\$324,976	\$318,726	\$318,726

	Lathrop	Lodi	Manteca	Ripon	SJC_Uninc	Mountain House	Stockton	Tracy
<i>Grand Total</i>	\$865,424	\$658,349	\$1,241,886	\$1,426,994	\$579,790	\$1,125,402	\$1,003,212	\$1,346,384
<i>Fees Per SF of Building</i>	\$6.92	\$5.27	\$9.94	\$11.42	\$4.64	\$9.00	\$8.03	\$10.77
<i>Percent of SJC Average</i>	79%	60%	113%	130%	53%	103%	92%	123%
<i>Percent of Overall Average</i>	79%	60%	113%	130%	53%	103%	92%	123%
<i>Other Agency Fees % of Grand Total</i>	29%	39%	16%	27%	58%	29%	32%	24%
<i>SJC Average</i>	\$1,095,379							
<i>Overall Average</i>	\$1,370,932							

Please note the San Joaquin County Average and the Overall Average have been calculated using all jurisdictions for this Model with the exception of the San Joaquin County unincorporated area and the Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
Maintenance District	\$2,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$0	\$0	\$0	\$0	\$0	\$0	\$49,720	\$24,968
Other Misc Taxes	\$10,000	\$0	\$0	\$0	\$0	\$71,296	\$0	\$0
Total	\$12,904	\$0	\$0	\$0	\$0	\$71,296	\$49,720	\$28,718

FOOTNOTES:

Lathrop

Building Permit & Plan Check Fees

Other Misc Fees - includes Energy Plan Check Fee (\$5,440), Disabled Plan Check Fee (\$3,264), Electrical Plan Check Fee (\$2,720), Plumbing Plan Check Fee (\$816), Mechanical Plan Check Fee (\$816), Bldg Standards Admin Fee - SB1473 (\$390), Plan Storage Fee (\$137), and Issuance Fee (\$50). Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee has not been calculated due to these fees being based upon the valuation of the suppression system and on a case-by-case basis - charged hourly.

Public Facility Fees

Public Buildings - includes Municipal Services Capital Facility Fee (\$157,750).

AG Preservation Fee - is exempt in the East Lathrop area.

Other Misc PF Fees - includes Administrative Fee (\$16,733.93).

Infrastructure

Water - includes Water System East Lathrop Capital Facilities Fee (\$28,771) and Surface Water Capital Facilities Fee (\$6,623). Based on 2" meter domestic and 1" irrigation meter size.

Wastewater - includes Sewer Capacity Fee (\$92,274.64) and Sewer Collection System Fee (\$37,374). The Manteca Wastewater Quality Control Facility Fee (WQCF) may be applicable. This fee is based on capacity and the facility's Interceptor Service Unit (ISU) demand. These costs have not been included.

Traffic Impact Mitigation Fees - the North Lathrop Transportation Impact Fee is \$1,358.89 per vehicle traffic trip. This fee is not calculated because it is based on daily vehicle trips of each specific project.

Other Agencies

Habitat Mitigation Fee - is exempt in the East Lathrop area.

School District Fee - based on Manteca USD Fee of \$0.47 per square foot for industrial.

Fire Districts - includes a one time Fire Facility Fee payable to the Lathrop-Manteca Fire District at \$0.43 per square foot for industrial.

Finance Districts & Taxes

Maintenance District - includes Industrial Lighting Maintenance District (Zone B) and City Storm Drainage District Zone 1A. Based on Fiscal Year 2012/13 maximum assessments or special taxes.

Other Misc Taxes - includes Lathrop-Manteca Fire District Annual Tax Override of \$0.08 per square foot for industrial projects to be paid with property taxes.

Lodi

Building Permit & Plan Check Fees

Building Plan Check Fee - includes Building Plan Review Fee (\$22,284) and Public Works Plan Review Fee (\$692).

Other Misc Fees - includes Fire Permit/Inspection Fee (\$9,285), Fire Plan Review Fee (\$5,571), Maintenance of Building Plans Fee (\$3,714), Energy Compliance Surcharge Fee (\$3,714), Disabled Access Surcharge Fee (\$3,714), Building Standard Administration Special Revolving Fund Fees - SB1473 (\$409), Zoning Plan Review Fee (\$350), and Fire Dept Condition of Occupancy Fee (\$141).

Public Facility Fees

Other Misc PF Fees - includes Fire Impact Mitigation Fee (\$22,500), Police Impact Mitigation Fee (\$22,000), and Art in Public Places Fee (\$2,375). Electric Utility Mitigation Fee not calculated due to need of electrical panel size, voltage and phase of panel.

Infrastructure

Water - includes Water Impact Mitigation Fee (\$16,537) and Water Meter Fee (\$930).

Storm Drainage - includes Storm Drainage Fee based on Zone 1 development area. (\$125,488).

Other Agencies

County Facilities Fee - includes County Facilities Fee (\$26,250) and City of Lodi County Facilities Fee Admin Fee (\$30).

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre (\$7,195 x 8 acres = \$57,560).

School District Fee - based on Lodi USD Fee of \$0.47 per square foot for industrial.

Manteca

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Permit Inspection Fee (\$8,997).

Building Plan Check Fee - includes Building Plan Check Fee (\$38,500), Fire Prevention Plan Check Fee (\$275.60) and Fire Prevention Inspection Fee (\$185.20).

Other Misc Fees - includes Engineering Construction Fees (\$22,147), California Building Standards Commission (CBSC) Green Building Fund Fee - SB1473 (\$391) and New Commercial Building Fee (\$384).

FOOTNOTES:

Manteca

Public Facility Fees

Public Buildings - includes Government Building Facilities Fee (\$55,000) and Fire Facilities Fee (\$11,250).

AG Preservation Fee - is exempt for Pacific Business Park.

Other Misc PF Fees - include Major Equipment Purchase Fee (\$7,500).

Infrastructure

Water - includes PFF Water Fee - Zone 12 (\$48,232), Surface Water Debt Service Fee (\$19,061), Meter Installation Fee (\$779) and Surface Water Capital Fee (\$580). Fees based on one 2" meter installation.

Wastewater - includes Phase 3 Sewer Connection Fee (\$211,500), PFF Sewer Fee - Zone 22 (\$146,125), Phase 3 Completion Charge (\$115,500), and Phase 3 Sewer Fee (\$3,961).

Street Improvements / Traffic Signals - includes Public Facilities Fee Transportation Fee - Zone 5 (\$295,750).

Other Agencies

Habitat Mitigation Fee - exempt at Pacific Business Park. Already paid.

School District Fee - based on Manteca USD Fee of \$0.47 per square foot for industrial.

Mountain House

Building Permit & Plan Check Fees

Building Permit Fee - includes San Joaquin County Building Permit Fee (\$40,140), and Mountain House Building Permit Fee (\$33,111).

Other Misc Fees - includes Handicap & Energy Fee (\$10,035), Green Compliance Fee (\$4,014), Community Development Dept. Fire Inspection Fee (\$3,386), Community Development Dept Fire Plan Check Fee (\$2,934), General Plan Implementation Fee (\$2,796), Imaging/Technology Fee (\$2,408), Development Division Services Fee (\$560), CA Green Building Standards Admin Fee - SB1473 (\$390), Engineering Fees (\$125), and Environmental Health Fee (\$110).

Public Facility Fees

AG Preservation Fee - an agricultural mitigation easement is required and shall be at least equal to the number of acres that will be changed to a non-agricultural use. If unable to obtain such easement, the Board of Supervisors may approve a pay-in lieu fee which is currently set at \$8,675 per acre.

Other Misc PF Fees - includes Public Safety & Admin Fee (\$30,625).

Infrastructure

Water - capital reimbursement to developer may be required based upon size of site acquired.

Wastewater - capital reimbursement to developer may be required based upon size of site acquired.

Storm Drainage - capital reimbursement to developer may be required based upon size of site acquired.

Street Improvements/Traffic Signals - includes Mountain House Transportation Improvement Fee (\$566,125).

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 8 acres = \$114,976).

School Districts - includes Lammersville USD (\$63,750) calculated at \$0.51 per square foot for industrial.

Finance Districts & Taxes

Other Misc Taxes - includes four special annual taxes that are paid with the ad valorem tax for the Mountain House Community Service District. Tax No. 1 – Roads /Transportation Services & Community Services Operational/Administrative Functions (\$42,086), Tax No. 2 - Public Safety Services (\$21,505), Tax No. 4 - Public Works (\$3,971), and Tax No. 3 - Parks, Recreation, & Community Facilities (\$3,734).

Ripon

Building Permit & Plan Check Fees

Other Misc Fees - includes California Building Standards Commission Green Building Fund Fee - SB1473 (\$390). Not accounted for in this analysis are Engineering Fees of 7% of total improvement costs that consist of Plan Check (3%), Inspection (3%) and Mapping/GIS (1%).

Public Facility Fees

Public Buildings - includes Corporation Yard Fee (\$10,454), City Hall Fee (\$6,970), and Police Station Fee (\$3,485).

Other Misc PF Fees - omitted from this analysis is the Garbage Fee. This fee is based upon usage and type of use.

FOOTNOTES:

Ripon

Infrastructure

Traffic Impact Mitigation Fees - includes Transportation Fee (\$306,662).

Street Improvements/Traffic Signals - includes Traffic Signalization Fee (\$15,260.90). Method of fee calculation not provided.

Other Misc Infra Fees - some properties/projects are subject to a General Mitigation Fee (\$2,716 per acre). This fee is only collected through Development Agreements. For the purpose of this analysis, this fee has been omitted.

Other Agencies

Habitat Mitigation Fee - has been calculated as Multi-Purpose Open Space at \$7,195 per acre ($\$7,195 \times 8 \text{ acres} = \$57,560$).

School District Fee - based on Ripon USD fee of \$0.51 per square foot.

Fire Districts - includes Ripon Consolidated Fire Districts Fee of \$993.68 per 1,000 sf of building for industrial (\$124,210).

Finance Districts & Taxes

Assessment District - some areas of Ripon have Benefit Assessment Fees associated with the property. These fees vary greatly from area-to-area. For the purpose of this analysis, these fees have been omitted.

SJC Uninc

Building Permit & Plan Check Fees

Other Misc Fees - includes Green Compliance & Building Standards Fees - SB1473 (\$4,014 & \$390), Fire Inspection Fees (\$4,515), General Plan Implementation Fee (\$2,795), Imaging/Technology Fee (\$2,408), Onsite Liquid Waste Permit (\$1,100), Soils Suitability/Nitrate Loading Study (\$626), Domestic Well/Pump Permit (\$580), Engineering Fees (\$125) and Processing Fee (\$80).

Public Facility Fees

AG Preservation Fee - is not applicable at 1601 N. Budiselich Road.

Other Misc PF Fees - includes Handicap & Energy Fee (\$10,035.10), Development Services Division Fee (\$560), and Environmental Health Fee (\$110).

Infrastructure

Water - includes San Joaquin County Water Impact Mitigation Fee (WIMF) (\$38,625), and San Joaquin County WIMF Admin Fee (\$1,931). Additional fees may be applicable. Water is handled either through a well system or cost related to adjacent service provider.

Wastewater - is handled either through a septic system or cost related to adjacent service provider.

Storm Drainage - onsite storm drainage must meet San Joaquin County storm requirements.

Traffic Impact Mitigation Fees - have been based on building square footage. It's possible this fee can be calculated by number of trips.

Other Agencies

Habitat Mitigation Fee - Parcel specific. Fee has been calculated as Agricultural at \$14,372 per acre ($\$14,372 \times 8 \text{ acres} = \$114,976$).

School District Fee - based on Linden USD fee of \$0.47 per square foot for industrial.

Fire Districts - based on Waterloo/Morada Fire District Fee calculated at \$0.15 per square foot for industrial. There are 20 fire districts in the unincorporated area with fees ranging from \$0.10-to-\$0.73 per square foot.

Stockton

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Maintenance & Implementation Fee (\$29,286), Development Oversight Commission Fee (\$9,762), Development Code Maintenance Fee (\$9,762), Climate Action Plan Implementation Fee (\$9,762), Capital Preservation Fee (\$9,762), Technology Fee (\$5,290), Housing Element Fee (\$4,881), Community Rating System Admin Fee (\$820), Green Building Fee - SB1473 (\$391), Public Works Commercial Construction Permit Fee (\$293), and Misc Fees (Permit Tracking, Land Update, Microfilm & Permit Issuance - \$156).

Public Facility Fees

Public Buildings - includes Police Station (\$15,500), Libraries (\$14,000), Fire Stations (\$13,500), City Office Space (\$6,376), and Community Recreation Center (\$5,876). These fees have been reduced by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2013.

Park Land - for non-residential development this fee is exempt.

AG Preservation Fee - the Agricultural Mitigation Fee is calculated at Non-Residential Warehouse Rate of \$10,494 per acre of net parcel and is based on the parcel size at the time the permit is issued.

Other Misc PF Fees - includes Air Quality Fee (\$50,625), and Admin Fee (\$12,428).

FOOTNOTES:

Stockton

Infrastructure

Water - includes Surface Water Fee (\$39,792), Delta Water Supply Fee (\$24,492), and Water Connection Fee (\$12,421). Based on 2" meter. Actual cost will depend on the size and number of meters.

Wastewater - includes Sewer Connection Fee (\$8,750). Many variables are involved that could lead to a higher or lower amount. Wastewater fees also vary based on fee area.

Storm Drainage - Developer is responsible for building of onsite storm drainage system. No impact fee is collected by the City of Stockton.

Street Improvements/Traffic Signals - includes Street Improvement Fee (\$232,876) and Traffic Signals Fee (\$10,406). The City of Stockton has reduced the Street Improvement Fee by 50% effective 9-16-10 through an Economic Recovery Fee Reduction Incentive Program which is valid for permits issued prior to December 31, 2013. For the purpose of this study, this fee reduction has NOT been taken into account.

Other Misc Infra Fees - includes Water/Sewer Admin Fee (\$741).

Other Agencies

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 12 acres = \$114,976).

School District Fee - based on Stockton USD fee of \$0.51 per square foot for industrial.

Finance Districts & Taxes

Community Facilities District - includes Arch Road East CFD 99-02, Annual Max Tax of \$5,680 per acre/per year. Also includes South Stockton Sewer Trunk (CFD 90-1), Max Tax of \$535 per acre/per year. Expiration of CFD 90-1 is the year 2015.

Tracy

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - will be required and are based on actual number of fixtures.

Other Misc Fees - includes California Building Standards Commission Fee - SB1473 (\$390).

Public Facility Fees

AG Preservation Fee - for the Northeast Industrial Area - Phase II this fee has been calculated at \$2,638.14 per acre per prior development agreement.

Infrastructure

Water - includes Water Fee (\$105,305) which reflects fee reduction approved by Tracy City Council on May 1, 2012 for NEI Phase II property and a Water Connection Fee (\$18,839) based on a 3" meter size.

Wastewater - includes Wastewater Fee (\$207,225) which reflects fee reduction approved by Tracy City Council on May 1, 2012 for NEI Phase II.

Storm Drainage - includes Storm Drainage Fee (\$215,499) which reflects fee reduction approved by Tracy City Council on May 1, 2012 for NEI Phase II.

Traffic Impact Mitigation Fees - includes Traffic Impact Mitigation Fee (\$385,710) which reflects fee reduction approved by Tracy City Council on May 1, 2012 for NEI Phase II.

Other Agencies

Habitat Mitigation Fee - has been calculated as Agricultural at \$14,372 per acre (\$14,372 x 8 acres = \$114,976).

School District Fee - based on Tracy USD Fee of \$0.51 per square foot for commercial.

Finance Districts & Taxes

Assessment District - includes South San Joaquin Fire District Special Assessment of \$0.03 per square foot payable annually.

Community Facilities District - includes NEI-II CFD 2006-1, Annual Max Tax of \$3,121 per acre/per year. Expiration of District is Year 2036.

Model 6 - Manufacturing Development

Surrounding Communities

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
Site Location	Not Site Specific	Not Site Specific	Hwy 99 & Grant Line Rd.	Not Northeast Area	Solano Business Park	Not Site Specific	Not Site Specific	1733 Morgan Rd.	Not Site Specific	Westside Industrial Specific Plan	Not Site Specific	Southport	Kentucky Ave.
Acreage	8	8	8	8	8	8	8	8	8	8	8	8	8
Building Size	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Bldg Valuation	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000	\$9,762,000
Ees	224	224	224	224	224	224	224	224	224	224	224	224	224

Building Permit & Plan Check Fees

Building Permit Fee	\$29,996	\$37,590	\$18,984	\$25,024	\$40,740	\$26,760	\$27,008	\$14,693	\$41,240	\$28,000	\$33,209	\$46,702	\$45,108
Building Plan Check Fee	\$0	\$24,413	\$58,081	\$53,691	\$26,481	\$24,078	\$17,555	\$73	\$26,806	\$19,000	\$21,586	\$38,211	\$29,320
Strong Motion Instrumentation Program	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050
Plumbing, Mechanical, & Electrical Permit	\$0	\$9,398	\$0	\$0	\$0	\$23,501	\$0	\$0	\$0	\$4,500	\$3,067	\$0	\$5,500
Other Misc Fees	\$219,975	\$38,207	\$7,476	\$39,757	\$46,182	\$23,336	\$470	\$24,386	\$2,679	\$8,067	\$5,441	\$7,041	\$3,828
Subtotal	\$252,021	\$111,657	\$86,591	\$120,522	\$115,453	\$99,725	\$47,083	\$41,202	\$72,775	\$61,617	\$65,353	\$94,004	\$85,806

Public Facility Fees

Public Buildings	\$0	\$63,750	\$17,500	\$0	\$93,750	\$25,500	\$7,093	\$0	\$28,750	\$24,402	\$0	\$174,875	\$97,500
Park Land	\$151,750	\$0	\$0	\$0	\$0	\$0	\$23,541	\$0	\$0	\$0	\$0	\$101,250	\$0
AG Preservation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc PF Fees	\$67,215	\$342,500	\$76,250	\$101,250	\$0	\$33,540	\$9,823	\$330,375	\$48,750	\$52,669	\$0	\$20,375	\$7,613
Subtotal	\$218,965	\$406,250	\$93,750	\$101,250	\$93,750	\$59,040	\$40,457	\$330,375	\$77,500	\$77,071	\$0	\$296,500	\$105,113

Infrastructure

Water	\$212,612	\$193,950	\$52,664	\$10,727	\$75,668	\$103,058	\$95,356	\$34,055	\$779,950	\$92,843	\$578	\$52,813	\$34,620
Wastewater	\$33,750	\$1,606,450	\$195,125	\$26,121	\$52,009	\$275,750	\$86,910	\$68,596	\$311,250	\$23,920	\$535	\$27,125	\$321,268
Storm Drainage	\$379,146	\$296,208	\$132,076	\$26,592	\$0	\$64,365	\$0	\$0	\$513,750	\$195,360	\$0	\$316,096	\$435,288
Traffic Impact Mitigation Fees	\$1,091,250	\$550,000	\$0	\$466,250	\$0	\$328,350	\$429,420	\$0	\$0	\$0	\$0	\$886,765	\$0
Street Improvements/Traffic Signals	\$0	\$0	\$462,500	\$0	\$177,500	\$0	\$0	\$0	\$75,000	\$208,113	\$0	\$0	\$318,750
Other Misc Infra Fees	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$8,750	\$0	\$0	\$152,375	\$0
Subtotal	\$1,716,758	\$2,646,608	\$842,365	\$529,690	\$310,177	\$771,523	\$611,686	\$102,651	\$1,688,700	\$520,235	\$1,113	\$1,435,174	\$1,109,926

Other Agencies

County Facilities Fee	\$0	\$0	\$0	\$0	\$75,125	\$77,250	\$29,250	\$29,250	\$29,250	\$29,250	\$42,951	\$50,188	\$50,188
Regional Transportation Fee	\$345,000	\$345,000	\$110,000	\$109,268	\$0	\$0	\$192,000	\$192,000	\$192,000	\$192,000	\$192,000	\$0	\$0
Habitat Mitigation	\$0	\$0	\$77,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Districts	\$63,750	\$58,750	\$63,750	\$58,750	\$58,750	\$41,250	\$63,750	\$63,750	\$63,750	\$63,750	\$63,750	\$63,750	\$63,750
Fire Districts	\$0	\$0	\$70,000	\$29,400	\$0	\$0	\$0	\$0	\$0	\$0	\$275,000	\$0	\$0
Other Districts	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$408,750	\$403,750	\$375,918	\$197,418	\$133,875	\$118,500	\$285,000	\$285,000	\$285,000	\$285,000	\$573,701	\$113,938	\$113,938

	Alameda County		Sacramento County		Solano County		Stanislaus County				Yolo County		
	Livermore	Pleasanton	Elk Grove	Galt	Fairfield	Vacaville	Ceres	Modesto	Patterson	Turlock	Stanislaus County	West Sacramento	Woodland
<i>Grand Total</i>	\$2,596,494	\$3,568,265	\$1,398,624	\$948,879	\$653,255	\$1,048,788	\$984,227	\$759,228	\$2,123,975	\$943,923	\$640,167	\$1,939,616	\$1,414,783
<i>Fees Per SF of Building</i>	\$20.77	\$28.55	\$11.19	\$7.59	\$5.23	\$8.39	\$7.87	\$6.07	\$16.99	\$7.55	\$5.12	\$15.52	\$11.32
<i>Percent of Overall Average</i>	189%	260%	102%	69%	48%	77%	72%	55%	155%	69%	47%	141%	103%
<i>Overall Average</i>	\$1,370,932												
<i>SJC Average</i>	\$1,095,379												

Please note the Overall Average has been calculated using all jurisdictions for this Model with the exception of San Joaquin County unincorporated area and Stanislaus County unincorporated area due to water, wastewater, and storm drainage fee variances by service provider.

Finance Districts & Taxes (Annual)

Assessment District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance District	\$0	\$0	\$986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities District	\$0	\$0	\$10,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$11,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FOOTNOTES:

Ceres

Building Permit & Plan Check Fees

Other Misc Fees - includes Green Building Standards Admin Fee - SB1473 (\$390), and Construction Water Fee (\$80).

Public Facility Fees

Other Misc PF Fees - includes Fire Fee (\$5,234), Police Fee (\$2,486), and Information Technology Fee (\$2,103).

Infrastructure

Storm Drainage - fees vary per selected site. Being this study is not site specific, fees have not been calculated.

Other Agencies

School Districts - based on Ceres Unified School District Fee of \$0.51 per square foot for industrial.

Elk Grove

Building Permit & Plan Check Fees

Building Plan Check Fee - includes the following Cosumnes Community Services District Fees: Architectural Plan Review Fee (\$27,140), Fire Alarm Inspection Fee (\$1,020), Civil Engineering Plan Review Fee (\$745), Fire Sprinkler Underground Fee (\$555), Knox Box Implementation Fee (\$145) and City of Elk Grove Plan Review Fee (\$28,476).

Strong Motion Instrumentation Program Fee - was not calculated by the City of Elk Grove. For the purpose of this study it has been calculated as follows: (\$9,762,000 Building Valuation x 0.00021 = \$2,050.02).

Other Misc Fees - includes Technology Fee (\$3,905), General Plan Update Fee (\$2,245), Construction & Demolition Fee (\$800), CBSC Revolving Fund Fee - SB1473 (\$391), and Zone Check Fee (\$135).

Infrastructure

Water - includes Sacramento County Zone 40 Water Fee (\$52,664). Does not include fee for any irrigation service.

Wastewater - includes Sacramento Area Sewer District Sewer Fee (\$102,000), and Sacramento Regional County Sanitation District Sewer Fee (\$93,125). Treatment Capacity Bank Sewer Credits may be available to qualified developments to offset sewer impact fees charged by the Sacramento Regional County Sanitation District. These credits vary and have not been taken into account in this study.

Storm Drainage - includes Sacramento County Zone 11A Drainage Fee (\$132,076).

Other Agencies

Regional Transportation Fee - includes Measure A Transportation Fee (\$110,000).

Habitat Mitigation - includes Swainson's Hawk Fee (\$77,168). When applicable, the City of Elk Grove has an Oak Tree Mitigation Fee of \$200 per inch of tree diameter.

School Districts - based on Elk Grove Unified School District Fee of \$0.51 per square foot for industrial.

Fire Districts - includes Cosumnes Community Services District Fire Fee (\$70,000).

Other Districts - includes Cosumnes Community Services District Eastern Elk Grove Park Fee (\$55,000).

Finance Districts & Taxes

Maintenance District - includes CSD Maintenance Assessment (L&L) (\$986). The City of Elk Grove has a Street Lighting District No. 1 charge of \$0.59 per frontage foot.

Community Facilities District - includes Elk Grove USD CFD (\$6,400), and Maintenance Services CFD 2006-1 (\$4,440 - rate is estimated. Actual rate determined upon annexation into district).

Fairfield

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - are not calculated. Electric Fee is equal to 1% of Electric Contract + \$24, Plumbing Fee is equal to 1% of Plumbing Contract + \$22, and Heating Fee is equal to 1% of HVAC Contract + \$26.

Other Misc Fees - includes Architectural Plan Check Fee (\$15,889), Engineering Plan Check Fee (\$10,592), Fire Plan Check Fee (\$10,185), General Plan Amendment Fee (\$5,375), Landscape Plan Check Fee (\$3,750), and Green Building Standards Fee - SB1473 (\$391).

Public Facility Fees

Public Buildings - includes AB1600 Public Facilities Fee (\$93,750). The Construction License Tax does not apply to development in business parks using assessment districts. Bonds for the Solano Business Park Assessment District have been fully paid off.

Other Misc PF Fees - commercial and industrial projects located in the North Cordelia area are subject to the Art in Public Places Fee which is currently \$2.50 per \$1,000 of total project valuation.

Infrastructure

Water - includes Water Connection Fee (\$73,541), and Water Meter Fee (\$2,127).

Other Misc Infra Fees - includes AB1600 Urban Design Fee (\$5,000).

FOOTNOTES:

Fairfield

Other Agencies

School Districts - includes Fairfield-Suisun USD Development Fee (\$58,750) at \$0.47 per square foot.

Galt

Building Permit & Plan Check Fees

Building Permit Fee - includes Building, Plumbing, Mechanical, & Electrical Permit Fees (\$25,024).

Other Misc Fees - includes General Plan Policy Document Maintenance Recovery Fee (\$35,143), Contractors License Tax (\$2,400), Planning Site Plan Review Fee (\$1,200), Public Works Site Plan Review Fee (\$558), Building Standards Administration Special Revolving Fund Fee - SB1473 (\$391), Capital Acquisition Replacement (Hardware/Software) Fee (\$25), CRW Permit Tracking Recovery Fee (\$24), CRW Permit Tracking Maintenance Fee (\$14), and Job Card Holder Fee (\$2).

Infrastructure

Water - includes Well Connection Fee (\$10,686), and Water Meter Fee (\$41) based on 2 inch diameter service.

Wastewater - includes Sewer Connection Capital Impact Fee (\$14,757), and Sewer Supplemental Assessment WWTP - Capital Impact Fee (\$11,364).

Other Agencies

Regional Transportation Fee - includes Measure A - Sacramento Countywide Transportation Mitigation Fee Program.

School Districts - includes School District Development Fee (\$58,750) based on \$0.47 per square foot.

Fire Districts - includes the following Cosumnes Fire Department fees: New Building Review Fee (\$27,140), Fire Alarm Review Fee (\$960 + \$2 for every device), Site Plan Review Fee (\$745), and Fire Sprinkler Underground Fee (\$555). Not included is the Commercial Fire Sprinkler Review Fee which is based upon number of sprinkler heads.

Livermore

Building Permit & Plan Check Fees

Building Permit Fee - includes Building Plan Check Fee and Plumbing, Mechanical, Electrical Permit Fees (\$29,996).

Other Misc Fees - includes Tax on Construction Fee (\$170,835), Citywide General Plan Fee (\$48,750), and CBSC Revolving Fund Fee - SB1473 (\$390).

Public Facility Fees

Park Land - the City of Livermore may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details.

Other Misc PF Fees - includes Low Income Housing Impact Fee (\$34,625), Art in Public Places Fee (\$32,215), and Social/Human Services Facility Fee (\$375).

Infrastructure

Water - includes County Zone 7 Water Connection Fee - 2" (\$183,440), and City Water Connection Fee - 2" (\$29,172).

Wastewater - includes Sanitary Sewer Connection Fee (\$33,750) calculated at Warehouse Rate of \$0.27 per square foot.

Storm Drainage - includes County Zone 7 Storm Drainage Fee (\$296,208) at \$1.00 per square foot, and City Storm Drainage Fee (\$82,938) at \$0.28 per square foot - based on 85% impervious surface area.

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Development Fee (\$345,000).

School Districts - includes Livermore Valley Joint Unified School District Fee (\$63,750) calculated at \$0.51 per square foot.

Modesto

Building Permit & Plan Check Fees

Other Misc Fees - includes Fire Marshal Plan Check (\$9,875), Land Development Engineering Pre-Plan Review Fee (\$6,750), Fire Marshal Plan Check, Sprinkler System Fee (\$3,000), General Plan Maintenance Fee (\$2,538), Stormwater Quality Pre-Plan Review Fee (\$900), Fire Marshal Sprinkler Riser Test (\$503), CBSC Fee SB 1473 (\$391), Landscape Plan Check Review (\$248), and Landscape & Irrigation Inspection Fee (\$181).

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Fee (\$330,375) for Industrial Manufacturing.

Infrastructure

Wastewater - includes Wastewater Connection Fee (\$63,436), and Sewer Subtrunk Fee (\$5,160).

Other Agencies

School Districts - based on Modesto Unified School District Fee of \$0.51 per square foot for industrial.

FOOTNOTES:

Patterson

Building Permit & Plan Check Fees

Other Misc Fees - includes General Plan Reimbursement Fee (\$2,288), and Green Building Standards Fee - SB1473 (\$391).

Public Facility Fees

Public Buildings - includes Corporation Yard - General Government Impact Fee (\$18,750), and City Hall - General Government Impact Fee (\$10,000).

Other Misc PF Fees - includes Fire - Public Safety Impact Fee (\$43,750) at Large-Scale Rate, and Police - Public Safety Impact Fee (\$5,000).

Infrastructure

Water - includes Water Connection Fee (\$778,750) calculated at \$6.23 per square foot for industrial, and Water Meter Fee - 2" (\$1,200).

Wastewater - includes Sewer Connection Fee (\$311,250) calculated at \$2.49 per square foot for industrial.

Storm Drainage - includes Storm Drainage Fee (\$513,750) calculated at \$4.11 per square foot for industrial.

Street Improvements/Traffic Signals - includes Street Improvement Impact Fee (\$75,000) calculated at Light Industrial Rate.

Other Misc Infra Fees - includes I-5 Interchange Impact Fee (\$8,750).

Other Agencies

School Districts - includes Patterson Joint Unified School District Fee calculated at \$0.51 per square foot.

Pleasanton

Building Permit & Plan Check Fees

Other Misc Fees - includes Title 24 Energy Code Surcharge Fee (\$9,398), Building/Fire Plan Review Fee (\$9,398), Title 24 Plan Review Fee (\$6,108), Electrical, Mechanical, Plumbing Plan Review Fee (\$6,080), Disabled Access Surcharge Fee (\$5,639), GIS Mapping Fee (\$697), CBSC Revolving Fund Surcharge Fee - SB1473 (\$391), Green Building Plan Review Fee (\$295), and Document Archiving Fees (\$201).

Public Facility Fees

Other Misc PF Fees - includes Lower Income Housing Fee (\$342,500).

Infrastructure

Water - includes Water District Zone 7 Connection Fee (\$183,440), City of Pleasanton Connection Fee (\$9,600), and Meter Fee (\$910).

Wastewater - includes Dublin San Ramon Services District Connection Fee (\$1,552,538), and City of Pleasanton Connection Fee (\$53,912). These fees are calculated on a case-by-case basis.

Other Agencies

Regional Transportation Fee - includes Tri-Valley Transportation Committee Fee (\$345,000).

School Districts - includes Pleasanton Unified School District Fee (\$58,750) at \$0.47 per square foot.

Stanislaus County

Building Permit & Plan Check Fees

Plumbing, Mechanical, & Electrical Permits - includes Electrical Equipment Items (\$1,800), Mechanical Equipment Items (\$900), Plumbing Equipment Items (\$250), and Electrical Service > 1000 amps (\$117).

Other Misc Fees - includes General Plan Update Fee (\$2,052), GIS Fee (Technology) (\$1,417), Stanislaus County Fire Inspection (\$598), Building Standards Fund - SB1473 (\$391), Stan County Fire Plan Check (\$330), Public Works Plan Review (\$180), Landscape Review Fee (\$139), Landscape Site Inspection (\$103), Planning Plan Review (\$82), Microfilm Fee (\$80), DER Plan Review Fee (\$40), and Building Permit Processing Fee (\$30).

Infrastructure

Water - includes DER Well Inspection Fee (\$578).

Wastewater - includes Septic New or Replacement Fee (\$535).

Other Agencies

School Districts - includes School District Fee based upon \$0.51 psf (\$63,750).

Fire Districts - includes Stanislaus County Fire District Fee based upon \$0.22 psf (\$275,000).

Turlock

Building Permit & Plan Check Fees

Other Misc Fees - includes Business License Fee (\$4,881), Records Management Fee (\$2,575), CBSC Revolving Fund Fee - SB1473 (\$390), Engineering Fee (\$124), Landscape Inspection Fee (\$75), and GIS Development Charges (\$22). Fire Department Plan Check & Inspection Fees have not been calculated due to these fees being based upon a case-by-case basis - charged hourly.

FOOTNOTES:

Turlock

Public Facility Fees

Other Misc PF Fees - includes Capital Facilities Police Fee (\$25,484), Capital Facilities Fire Fee (\$10,589), Capital Facilities Administration Fee (\$8,868), Westside Industrial Specific Plan Administration Fee (\$7,427), and Public Safety Tax (\$300).

Infrastructure

Water - includes Westside Industrial Specific Plan Potable Water Fee (\$33,173), Westside Industrial Specific Plan Recycled Water Fee (\$32,224), Water Grid Fee (\$19,665), On-Site Construction Water Fee (\$4,356), Water Meter Fee (\$3,125), and Water Well Tax (\$300).

Wastewater - includes Westside Industrial Specific Plan Sewer Fee (\$16,362), Sewer Capital Expansion Fee (\$7,182), and Sewer Trunk Line Construction Fee (\$376).

Storm Drainage - includes Master Storm Drainage Fee (\$120,100), and Westside Industrial Specific Plan Storm Drainage Fee (\$75,260).

Street Improvements/Traffic Signals - includes Capital Facilities Road Fee (\$116,888), Westside Industrial Specific Plan Transportation Fee (\$90,625), Traffic Signals Tax (\$300), and Transportation Tax (\$300).

Other Agencies

School Districts - includes Turlock Unified School District Fee (\$63,750) at \$0.51 per square foot for industrial.

Vacaville

Building Permit & Plan Check Fees

Other Misc Fees - includes Landscape Plan Check Fee (\$5,704), Energy Plan Check Fee (\$5,000), Fire Plan Check/Inspection Fee (\$4,014), Plumbing Plan Check Fee (\$3,611), Electrical Plan Check Fee (\$2,609), Mechanical Plan Check Fee (\$1,877), Green Building Standards Commission Fee - SB1473 (\$391), and Record Maintenance Fee (\$130).

Public Facility Fees

Other Misc PF Fees - includes Police Development Impact Fee (\$23,713), and Fire Development Impact Fee (\$9,827).

Infrastructure

Water - includes Water Connection (Plant-Non-Reimb) Fee (\$49,160), Water Connection (Distrib-Non-Reimb) Fee (\$32,773), Water Connection (Plant-Reimb) Fee (\$12,290), Water Connection (Distrib-Reimb) Fee (\$8,193), and Water Installation Fee (\$642).

Storm Drainage - includes Drainage Detention Fee (Zone 1 - Non-Reimb) (\$45,511), Drainage Conveyance (Conveyance) Fee (\$10,420), Drainage Conveyance (Water Quality) Fee (\$4,461), and Drainage Detention Fee (Zone 1 - Reimb) (\$3,973).

Other Agencies

County Facilities Fee - based on 2011/2012 Solano County Fee Schedule in effect at time of study calculated at \$618 per 1,000 square feet of building.

School Districts - based on Vacaville Unified School District Fee of \$0.33 per square foot for non-residential.

West Sacramento

Building Permit & Plan Check Fees

Building Permit Fee -includes Electrical, Plumbing, Mechanical, Energy Plan Check & Inspection Fees (\$46,702).

Other Misc Fees - includes Fire Prevention Plan Review Fee (\$2,895), Technology Fee (\$1,000), Engineering Technology Fee (\$1,000), Planning Site Plan Review Fee (\$800), Scan Fee (\$600), CBSC Revolving Fund Fee - SB1473 (\$391), Environmental Health Review Fee (\$152), Engineering Site Plan Review Fee (\$85), Engineering Connection Application Fee (\$85), and Engineering Application Fee (\$33). Engineering Plan Check & Inspection Fees are not calculated as these fees are based on the construction cost of the on-site and frontage improvements associated with a specific project's scope of work.

Public Facility Fees

Public Buildings - includes Fire Facilities Fee (\$53,375), Police Facilities Fee (\$52,375), Corporation Yard Facilities Fee (\$39,875), and City Hall Facilities Fee (\$29,250).

Other Misc PF Fees - includes Childcare Impact Fee (\$20,375).

Infrastructure

Water - includes Water Impact Fee of (\$52,813) based on one 2" metered connection and two 3/4" fire connections.

Wastewater - includes estimated West Sacramento Sewer Connection Fee (\$119,350). Actual connection fees for industrial developments shall be determined based upon the estimated strength and quantity of discharge, as determined by the Director of Community Development. Treatment Connection Fee from Sacramento Regional County Sanitation District (SRCSD) not calculated. Requires quote from SRCSD for each specific project.

Storm Drainage - includes Storm Drainage Impact Fee for Southport area (\$316,096). Calculated on MC 60 Subarea at Business Park rate.

Traffic Impact Mitigation Fees - includes CIP, Harbor and Raley Landing Fee (\$886,765). Harbor Fee will no longer be collected effective January 1, 2013.

Other Misc Infra Fees - includes Flood Protection In-Lieu Fee (\$152,375) calculated at Zone 2 rate.

FOOTNOTES:

West Sacramento

Other Agencies

School Districts - includes Washington Unified School District Fee (\$63,750) at \$0.51 per square foot.

Woodland

Building Permit & Plan Check Fees

Other Misc Fees - includes Disability Plan Review Fee (\$1,466), Energy Plan Review Fee (\$1,466), California Building Standards Fee - SB1473 (\$391), Construction Recycle Admin Fee (\$275), Energy Compliance Inspection Fee (\$108), Permit Processing Charge Fee (\$58), Flood Zone Review - FEMA Fee (\$49), and Record Retention Fee (\$15).

Public Facility Fees

Public Buildings - includes Major Projects Financing Plan Fire Fee (\$51,250), Major Projects Financing Plan Police Fee (\$26,250), and Major Projects Financing Plan General City Fee (\$20,000).

AG Preservation - an agricultural mitigation easement is required prior to final map rather than fees.

Other Misc PF Fees - includes Major Projects Financial Plan Administrative Fee (\$6,378), and Commercial New Building Fire Fee (\$1,235).

Infrastructure

Water - includes Major Projects Financing Plan Water Fee (\$17,500), and Major Projects Financing Plan Surface Water Fee (\$17,120).

Wastewater - includes Major Projects Financing Plan Waste Water Fee (\$321,250), and Building Sewer Service (\$18).

Other Agencies

Habitat Mitigation - requires a land conservation easement for projects 40 acres or larger. For smaller projects, in-lieu fee is \$8,666 per acre.

School Districts - includes Woodland Unified School District fee calculated at \$0.51 psf for industrial development.



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

The San Joaquin Partnership has prepared this information. Although the information contained herein has been obtained from reliable sources and is deemed to be accurate, the San Joaquin Partnership does not guarantee its accuracy and encourages you to complete your own analysis.

AGENDA ITEM 5

REQUEST

DISCUSS THE PROPOSED COUNCIL STRATEGY AREAS, GOALS AND OBJECTIVES, AND PERFORMANCE MEASURES FOR FY 14/15 AND FY 15/16 AND PROVIDE DIRECTION TO STAFF

EXECUTIVE SUMMARY

This staff report presents strategy areas, goals and objectives and performance measures for FY 14/15 and FY 15/16 based on the February 21 and 22, 2013, Council retreat that were developed by interdepartmental strategy teams and Department Heads. The four strategy areas include (1) Public Safety, (2) Quality of Life, (3) Governance, and (4) Economic Development. Staff requests that Council discuss the proposed strategy areas and provide direction to staff. After Council's feedback on the proposed strategy areas, staff will return with the final Strategy Business Plans for Council's review and approval at their June 18, 2013, Council meeting.

DISCUSSION

On February 21 and 22, 2013, the City Council met to conduct a retreat to, in part, define various desired outcomes for Tracy 10 years from today. During that discussion, the Council established a context for developing a list of desired outcomes and identified relevant political, legal, economic, social, technological, and environmental trends to consider as they narrowed down the priorities for Tracy's future. Council directed the City Manager to work with staff to discuss and digest the information from the Council retreat.

Subsequently, the City Manager developed interdepartmental teams to further evaluate and digest the Council's commentary and refine into strategy areas, goals and objectives and relevant performance measures.

On March 28, the interdepartmental strategy teams presented their preliminary strategy areas to Department Heads at their annual retreat where the goals and objectives were further refined in preparation for Council.

The four strategy areas outlined in this staff report include (1) Public Safety, (2) Quality of Life, (3) Governance, and (4) Economic Development. This staff report requests Council's direction on these strategy areas, goals and objectives and that Council provide direction to staff.

Public Safety Strategy:

The purpose of the Public Safety Strategy is to create a safe community by promoting a responsive public safety system that includes civic engagement and partnerships, community involvement, public education and offering prevention, intervention and suppression services that meet the needs of Tracy residents.

Goals:

The four goals identified in the Public Safety Strategy include the following: (1) Partner with and engage residents to address public safety concerns, (2) Promote public health, safety, and community welfare by responding and addressing unsafe, unhealthy or blighted conditions in homes, neighborhoods and the entire community, (3) Enhance citywide disaster preparedness, and (4) Reduce the number of major injury collisions.

Objectives:

For Goal 1, Partner with and engage residents to address public safety concerns, two objectives have been identified: These include the following:

Objective 1: Increase awareness on vandalism and public nuisances in parks and neighborhoods.

Objective 2: Increase public education and visibility within the community to include public educational programs by the Police Department, Fire Department, and Code Enforcement by attending community events such as the Tracy Bean Festival, Juneteenth festivities, etc.

Five performance measures have been identified to ensure goals are being met. These include:

- Increase visibility and usage of GO Request smart phone app (Government Outreach) to internal and external customers by 20%.
- Re-establish an Adopt a Park program, with the adoption of 4 parks during years 2013/2014 and an additional 4 during year 2014/2015.
- Increase VIP participants by 10% annually.
- Increase Drown Without a Sound presentations by 10% annually
- Increase neighborhood Watch program by 5% annually.

For Goal 2, Promote public health, safety, and community welfare by responding and addressing unsafe, unhealthy or blighted conditions in homes, neighborhoods and the entire community, three objectives have been identified: These include the following:

Objective 1: Address violations of all City and state codes.

Objective 2: Inspect and respond to complaints of violations, deficiencies, zoning or other public nuisance conditions.

Objective 3: Create a more streamlined approach in the enforcement process for violations that cross departmental lines, such as weed abatement and inoperable vehicles.

There are five performance measures associated with the public safety strategy goal 2 as follows:

- Increase field inspections annually by 10%.
- Resolve 98% of all violations annually without court action.
- Complete initial inspection within 72 hours of report of violation.
- Broaden education platform to include outreach through K-8 school grades.
- Implement an internal training program to address the abatement process of inoperable vehicles and overgrown weeds and rubbish by other departments.

For Goal 3, Enhance citywide disaster preparedness, two objectives have been identified: These include:

Objective 1: Create and implement a community education program for both internal and external customers to prepare and respond to man-made and natural disasters.

Objective 2: Develop a safety plan in the event of power outage, technological failure or natural or man-made disasters to as not to impact public safety.

The three performance measures for Public Safety strategy goal 3 are:

- Increase CERT graduates by 10% annually.
- Participate in the annual Statewide “Great Shake Out” Earth Quake Preparedness Drill.
- Implement a City Hall Emergency Evacuation and Safety Plan for City Hall employees.

For Goal 4, Reduce the number of major injury collisions, two objectives have been identified. These include:

Objective 1: Increase awareness of distracted drivers and no texting while driving initiatives.

Objective 2: Increase traffic related enforcement by 5%.

The three performance measures for goal 4 are:

- Conduct presentations to all local high schools regarding distracted driving and texting while driving statistics.
- Develop and distribute literature at a citywide level on current trends relating to distracted driving and don't text while driving initiatives.
- Participate in three community safety events.

Quality of Life Strategy:

The purpose of the Quality of Life Strategy is to provide an outstanding quality of life by enhancing the City's amenities and services and cultivating connections to promote positive change and progress in our community.

Goals:

The four goals identified in the Quality of Life Strategy include the following: (1) Improve current recreation and entertainment programming & services to reflect the

community and match trending demands, (2) Address city amenities and facility usage with an emphasis on accessibility and streamlined services, (3) Cultivate Community Engagement through digital and traditional means, and (4) Coordinating community outreach with all four strategies.

Objectives:

For Goal 1, Improve current recreation and entertainment programming & services to reflect the community and match trending demands, three objectives have been identified: These include the following:

- Objective 1: Analyze current programming participation trends and submitted evaluations.
- Objective 2: Interpret city and school district demographic shifts and recommend service improvements accordingly.
- Objective 3: Restructure recreation programming and cultural arts services throughout the city to align with above.

Five performance measures have been identified to ensure goals are being met. The first year performance measures are as follows:

- Review at least 80% of submitted evaluations from classes between the summer of 2012 and summer of 2013.
- Generate a quarterly report from class to view participation trends.
- Pilot at least 3 new recreation and cultural arts classes/programs per season.
- Present at least 6 presentations to city departments, including council on the demographic changes affecting programming and recreational services.
- Increase resident enrollment by 10% in city classes

For Goal 2, Address city amenities and facility usage with an emphasis on accessibility and streamlined services, three objectives have been identified: These include the following:

- Objective 1: Update facility use policies to protect and preserve our current inventory of amenities
- Objective 2: Explore public-private facility initiatives geared towards a multi-use facility.
- Objective 3: Implement facility and class software improvement recommendations to sync, facility rentals, class enrollments and cultural arts needs.

Five performance measures have been identified to ensure goals are being met. These measures pertain to the two year plan and include:

- Conduct at least 3 community conversations with facility users to discuss policy.
- Provide management with a semi-annual inventory of current partnerships.
- Launch new class software.
- Increase software registrants by at least 10%.
- Train at least 10 staff members on the new class software.

For Goal 3, Cultivate Community Engagement through digital and traditional means, three objectives have been identified: These include the following:

Objective 1: Develop a value based marketing and communications plan that bridges the gap between residents, businesses and the city.

Objective 2: Implement an on-line citizen engagement plug-in to the website that allows residents to share ideas, comment on agenda items and receive news at their leisure.

Objective 3: Explore media partnerships with local news agencies to feature or provide column space for city news, editorials and information.

There are five performance measures associated with the quality of life strategy goal 3. These measures pertain to the two year plan and are as follows:

- Circulate 4 marketing pieces to strategic locations throughout the city.
- Increase digital users of current city tools by 20%
- Increase website “new” visitor hits by 15%
- Produce at least 6 articles/information pieces for media publication.
- Host at least 2 media receptions at City Hall.

For Goal 4, Coordinating community outreach with all four strategies, two objectives have been identified: These include:

Objective 1: Implementation of an electronic communication strategy to enhance civic engagement

Objective 2: Assist Public Safety strategy team with goal 1, objective 2, Increase public education and visibility within the community to include public educational programs by the Police Department, Fire Department, and Code Enforcement by attending community events such as the Tracy Bean Festival, Juneteenth festivities, etc., and the Economic Development team with goal 2, objective 2 (Increase the recreational opportunities and events that draw people into Tracy).

There are four performance measures associated with the quality of life strategy goal 4. These measures pertain to the two-year plan and are as follows:

- Increase visibility and usage of email subscription service to internal and external customers by 20%.
- Collaborate with strategy teams on at least four public education and marketing events.
- To identify at least 6 community outreach opportunities.
- Create 4 email distribution templates for City departments.

Governance Strategy:

The purpose of the Governance Strategy is to retain and attract new talent enhance fiscal stability, and improve the use of technology for the betterment of the community of Tracy.

Goals:

The three goals identified in the Governance Strategy include the following: (1) Further develop an organization that attracts, motivates, develops and retains a high quality, engaged, informed and high-performing workforce, (2) Ensure continued fiscal

sustainability through financial and budgetary stewardship, (3) Identify technological resources to promote communication and civic engagement, enhance city services, and promote organizational productivity.

Objectives:

For Goal 1, Further develop an organization that attracts, motivates, develops and retains a high quality, engaged, informed and high-performing workforce, three objectives have been identified: These include the following:

- Objective 1: Identify outreach opportunities to promote Tracy as a desirable place to work
- Objective 2: Affirm organizational values
- Objective 3: Evaluate and promote Tracy W.I.N.S.

Five performance measures have been identified to ensure goals are being met. These include:

- List of methods for outreach and promotion of Tracy is created
- Analysis of interdepartmental sampling of organizational values, and revise if necessary
- Maintain 95% enrollment capacity in each TPI class
- 80% of all TPI course evaluations rates 4 or above
- Analysis of curriculum

For Goal 2, Ensure continued fiscal sustainability through financial and budgetary stewardship; three objectives have been identified: These include the following:

- Objective 1: Update General Fund reserve policy.
- Objective 2: Development of revenue strategies
- Objective 3: Development of expenditure reduction strategies

There are four performance measures associated with the governance strategy goal 2. They are as follows:

- Updated General Fund reserve policy that is part of the annual budget book
- Comprehensive fee study of development fees with proposed fees and rates
- Council approved one-time revenue policy
- Council approved long term liability strategy

For Goal 3, Identify technological resources to promote communication and civic engagement, enhance city services, and promote organizational productivity; two objectives have been identified: These include:

- Objective 1: Develop IT policy guidelines to coordinate and streamline the implementation of new software/hardware.
- Objective 2: Implement productivity initiatives to improve organizational effectiveness.

The three performance measures for Governance strategy goal 3 are:

- Policy for software/hardware standardization throughout the City developed
- Areas identified where technology can be used to make improvements along with associated costs
- Prioritized technology resource list along with associated costs

Economic Development Strategy:

The purpose of the Economic Development Strategy is to enhance the competitiveness of the City while creating a strong and diverse economic base.

Goals:

The four goals identified in the Economic Development Strategy include the following: (1) Create head-of-household jobs reflective of the City's target industries and those that best match the skill sets of the local labor force, (2) Attract retail and entertainment uses that offer residents quality dining, shopping and entertainment experiences, (3) Support a higher education presence in Tracy, and (4) Position Tracy as the preferred location for start-up companies and entrepreneurial investment.

Objectives:

For Goal 1, Create head-of-household jobs reflective of the City's target industries and those that best match the skill sets of the local labor force, three objectives have been identified: These include the following:

- Objective 1: Focus business recruitment efforts on identified target industries – including: Medical Equipment & Supplies, Food Processing, Renewable Resources & Technology, Manufacturing, Backroom Office & Information Technology.
- Objective 2: Foster relationships with the existing business community to support the overall upgrade and expansion of employment opportunities.
- Objective 3: Continuously improve the streamline permit process and ensure quality infrastructure to meet future development needs.

Three performance measures have been identified to ensure goals are being met. These include:

- Increase overall job growth by 5% citywide annually
- Target 30% of new jobs annually to be head-of-household positions
- Approve 4 Grow Tracy Fund Loans to new/existing businesses

For Goal 2, Attract retail and entertainment uses that offer resident's quality dining, shopping and entertainment experiences, three objectives have been identified: These include the following:

- Objective 1: Focus retail recruitment efforts on quality retailers & restaurants that meet the desires of the community
- Objective 2: Increase the recreational opportunities and events that draw people into Tracy.
- Objective 3: Collaborate with and support the Tracy City Center Association in an effort to increase the drawing power of the downtown.

There are four performance measures associated with the economic development strategy goal 2 as follows:

- Attract 5 'unique' retailers that are not currently in the trade area
- Increase sales tax revenue by 8% annually
- Increase TOT revenue by 5% annually
- Decrease downtown vacancy rate by 5% annually

For Goal 3, Support a higher education presence in Tracy, three objectives have been identified: These include:

Objective 1: Research & collect supportive data to demonstrate the regional demand for higher education.

Objective 2: Identify potential higher education partners and begin marketing and outreach efforts to encourage the development of programming in Tracy

Objective 3: Partner with the current university recruitment group in educating the Tracy community on the assessment and possible benefits of higher education in Tracy.

The two performance measures for Economic Development strategy goal 3 are:

- Distribute marketing and outreach materials to a dozen higher education institutions
- Meet with and tour 4 higher education institutions in Tracy

For Goal 4, Position Tracy as the preferred location for start-up companies and entrepreneurial investment, two objectives have been identified: These include the following:

Objective 1: Promote the growth and development of existing incubator and entrepreneur programs in the region, including: San Joaquin Angel Network, Altamont Cowork, Tracy Chamber Entrepreneurs Group, etc.

Objective 2: Attract start-up companies and entrepreneurs from the Silicon Valley and bay area region.

There are three performance measures associated with the economic development strategy goal 4 as follows:

- Identify 2 office locations and associated funding to aid in the attraction of start-ups and entrepreneurs
- Foster relationships with 5 start-up companies and/or entrepreneurs
- Secure \$50,000 of sponsorship funding to further develop the initiative of attracting start-ups and entrepreneurs to Tracy.

FISCAL IMPACT

There is no fiscal impact with the discussion of this agenda item. Any budget implications will be addressed during the budget process and after Council provides further feedback on the identified goals.

RECOMMENDATION

That Council discuss the proposed Council strategy areas, goals and objectives, and performance measures for FY 14/15 and FY 15/16 and provide direction to staff on any recommended changes.

Prepared by: Monica Gutierrez, Management Analyst,
Amie Mendes, Economic Development Analyst,
Ed Lovell, Management Analyst II,
Mark Duxbury, Police Lieutenant

Reviewed by: Maria A. Hurtado, Assistant City Manager

Approved by: R. Leon Churchill, Jr., City Manager

AGENDA ITEM 6

REQUEST

ACCEPT UPDATE ON SCHULTE ROAD SOLAR PROJECT

EXECUTIVE SUMMARY

The City has received two solar proposals from reputable firms for the Schulte Road property. Due to the length of time to complete the necessary research and proposal process, a three month extension was requested from GSA to evaluate the responses, complete negotiations and execute any agreements. GSA did approve a four month extension, under certain conditions. An update and initial assessment of the proposals from the Consultant is included in this report.

DISCUSSION

The Schulte Road property is approximately 200-acres in total and is located on the south side of Schulte Road, west of Lammers Road (see Attachment A).

On September 18, 2012, the City Council considered appropriating \$1,115,250 from the RSP Fund for costs associated with the removal of use restrictions and Federal reversionary rights on the 150-acre Schulte Road parcel. Council did not approve the appropriation and instead directed staff to request that GSA grant an extension while the City performed due diligence on the viability of a renewable energy project on the site. GSA did grant a six month extension to the City on the following two conditions:

1. The City agrees to pay a \$50,000 deposit by November 14, 2012, which would be applied to the purchase price; and
2. Complete the purchase by April 1, 2013

On November 7, 2012, City Council approved the appropriation of \$50,000 from the Residential Areas Specific Plan (RSP) Fund to be used for the deposit. Council also approved \$40,000 from the RSP Fund for necessary consultant services to assess the viability and best options for a renewable energy project on the site including obtaining and evaluation of necessary project development information, development of a Request for Proposals and evaluation of submitted proposals. An RFP was issued for consulting services and in December 2012, URS was the consultant chosen to assist the City.

URS did finalize the Schulte Road Renewable Energy Development Options report in February, 2013. The report stated that several development pathways could be pursued to implement a viable renewable energy project on the Schulte site. Given the many potentially feasible solar development options at the Schulte Road Site, URS recommended that the City request bids for solar developers for pursuing one or more of the development options addressed in the report. Based on responses received from bidders, the City could then make an informed decision about whether it is in the City's best interest to purchase the additional 150-acres.

An RFP was issued for project proposals on 2-21-13 and two proposals were received on 3-26-13. Concurrently, on 3-7-13, a 3-month extension request was sent to GSA (Attachment B) in order to evaluate the responses, complete negotiations and execute an agreement. GSA responded (Attachment C) and granted a 4-month extension to complete the revisionary transaction under the following 3 conditions:

- 1) GSA will contract for an updated appraisal and requests that the City pay in the form of a deposit for the previous and updated appraisals in the total amount of \$9,500 by May 1, 2013;
- 2) The City will pay the updated abrogation amount reflected by the new appraisal, but not less than the previous abrogation amount of \$1,100,000.
- 3) The City Council will approve the resolution to purchase the property by July 20, 2013 and complete the transaction by August 1, 2013.

The GSA letter also states that if the City cannot complete the purchase by August 1, 2013 and voluntarily reverts the property, the \$50,000 deposit will be refunded and the \$9,500 will be retained to cover appraisal expenses.

Proposals

Two proposals were received from reputable companies. A brief description of each of the companies, not in any particular order, and a summary of their proposals follow, including an analysis by URS. It is important to note when reviewing these proposals that negotiations with a firm has not yet been initiated and therefore a final agreement, including revenue projections, could substantially change when presented to City Council for final approval.

Ecoplexus (excerpts and summary from the Ecoplexus proposal)

Ecoplexus has proven expertise in developing and operating large-scale turnkey solar PV systems. The company has completed over 40 municipal and commercial projects over the last three years. Ecoplexus has demonstrated expertise in design, engineering, structured finance, land acquisition, project management and construction execution. If awarded the contract with the City of Tracy, Ecoplexus will partner with Swinerton Renewable Energy for the construction of the project.

Ecoplexus project team members have designed, engineered, and constructed more than 750 solar PV projects in California. Key clients in the last eighteen months include eight (8) municipalities in California including Santa Clara County, Sutter County, the City of Milpitas, and the City of Watsonville and six (6) of the largest multi-family housing developers in the country. The Company also operates and maintains thirty six (36) solar PV systems for investors including two Fortune 500 investors.

Ecoplexus has significant experience in the critical areas that will maximize usage and financial value to the City of Tracy for the proposed site. Ecoplexus' experience includes being the leading solar developer in California and the United States for "virtual solar" programs and tariffs such as RES BCT. The company is a leading developer of distributed generation size wholesale utility projects in PG&E territory, with more than fifty (50) MWs of one to three Megawatt size project sites currently in PG&E's interconnection process with PPAs.

Ecoplexus is proposing a combination of strategies and use of the site to maximize the financial return to the City of Tracy. Ecoplexus is proposing to use all 200 acres of the site (150-acres of the Schulte site in question plus the 50 adjacent acres already in City possession) but with an ability to cut that down to just 150-acres without losing the strategic benefit of the mixed use approach.

Ecoplexus proposes multiple 20 year leases for the parcel and potential engagement of several potential project stakeholders including the City of Tracy, Tracy School District, nearby commercial/industrial off-takers, PG&E direct off-take, and potential “community renewable energy” projects via pending legislation. In summary:

- City RES-BCT ~ 3.4MWdc
- School District RES-BCT ~ 3MWdc
- Community solar and wind; SB32 wholesale REMAT ~ 15MWdc solar and 3MW wind farm
- Adjacent factory(or other commercial/industrial) direct NEM ~ 4MWdc

The financial proposal to the City of Tracy, based on direct utility bill savings and land lease rates, has a potential twenty year total value of \$33,746,969 should all of the project types be successfully implemented and final use and building permits can accommodate them. Proposed land lease amounts are \$20,844,000, there is \$1,250,000 in proposed interim during construction payments, and projected bill savings of \$11,652,969. The estimated project completion date is June, 2014.

Ecoplexus endeavors to maintain a high level of transparency while cultivating relationships with the surrounding communities to increase support for the Company’s projects. For that matter, outreach is an iterative process, and Ecoplexus seeks to build in adequate time and resources for multiple outreach events throughout the planning and construction phases of a project.

It is estimated that this project will create more than 330 jobs from a variety of fields, including general labor, electricians, ironworkers, and masons over the duration of the project development phase with some spillover into operations and maintenance.

Consultant Comments on Ecoplexus Proposal

URS has identified numerous points in the Ecoplexus proposal which need further information and clarification. Below is a summary. Specific points will be issued to Ecoplexus in a request for additional information.

As summarized above, Ecoplexus proposes essentially 5 potentially independent projects on the site, each of which has its own set of stakeholders, variables, and terms. While this shows an ambitious thought process on potential development options, it is unlikely that all projects proposed would come to fruition as exactly outlined. For purposes of comparison, attention can be directed to the “City RES-BCT” project option. This, and the project proposed by SunPower (outlined below) are nearly the same in size and scope. The terms achieved through negotiation of this project option could decide the awardee for that project and may serve as a basis of comparison in general between the two bidders. Ecoplexus goes above and beyond by offering the other project options. And while each on its own is potentially viable, all others involve additional stakeholders other than the City which presents additional layers of negotiation and logistics needed to make them happen. For example, the Tracy School District RES-BCT

project is an option for the site, but may not be the best option for the school district to develop solar. In fact, it probably is not if they have sufficient space to develop projects on school sites. The "City RES-BCT" project alone is likely not a large enough project to justify on its own the purchase of the additional 150-acres, so it is notable that other potential projects have been identified that together can more completely build out the site. Numerous questions arise due to these issues, which will be posed to Ecoplexus in order to get a better outlook on project viability and risk.

The proposal aims to interconnect 9.416 MW into the Lammers 1101 circuit. The proposal does not address the technical feasibility and potential cost of system upgrades that may be required for this amount of interconnected generation. Likewise, other project options aim to interconnect to the Lammers substation and potential interconnection costs are not addressed in the proposal.

Additional detail is needed regarding the terms of the \$1,250,000 proposed in interim during construction payments.

Additional detail is needed on potential tariff changes to City accounts to benefit from the RES-BCT program under the proposal. Also, PG&E savings to the City under RES-BCT as compared to business as usual will have to be examined.

References and details for previous RES-BCT projects successfully implemented will be requested.

Specific equipment is not mentioned in Ecoplexus' proposal, so URS cannot comment on the quality, optimal arrangement, etc. of equipment proposed. This is a point for future negotiation, and assurance to the City that high quality and bankable equipment be used on the projects. Since Ecoplexus would presumably own and operate the equipment, this may not be a point of great concern.

SunPower (excerpts and summary from the SunPower proposal)

SunPower is headquartered in San Jose, CA, and has developed and constructed some of the most notable solar projects in the San Francisco Bay Area and California Central Valley, including the nearby 25 MW McHenry Solar Farm for the Modesto Irrigation District.

Founded in 1985, SunPower designs, manufactures, and delivers the planet's most powerful solar technology broadly available today. Residential, business, government, education, nonprofit, and utility customers rely on SunPower's experience and proven technology to give them the best economic value for their solar investment.

For the Schulte Road Solar Project, SunPower proposes to develop and construct a 3.5 MWac photovoltaic project on 20-acres of land, with the electricity output to be sold to the City of Tracy through a 25-year power purchase agreement (PPA) utilizing the PG&E RES-BCT tariff. SunPower is also open to leasing the additional 130-acres available under this RFP and, should this be of interest to the City, could enter into an option agreement with the City for the additional land.

The project is expected to generate 8,959,970 kWh and offset 100% of the generation component of the City's total electricity use in its first year of operation. The following information provides a summary of the expected project parameters and financial benefits to the City:

Project Size	3.5 MWac
Land Area Required	20 acres
1 st Year Expected Electricity Production	8,959,970 kWh
1 st Year Lease Payment to City	\$63,171
1 st Year Net Utility Bill Savings to City	\$180,147
Cumulative 25 year Net Income to City	\$243,318
Net Present Value of 25 Year Net Income to City (assuming 3% annual discount rate)	\$9,683,899

SunPower, as a design-build contractor, will be the single source of responsibility for the complete design and construction of the system. SunPower partners with local suppliers and contractors for all construction projects, providing local employment and enhancing local workers' skills for the emerging green economy. Similarly, for the proposed project at Schulte Road, SunPower will work closely with the City to identify local subcontractors and recruit a local workforce.

SunPower is a publicly traded company on NASDAQ (SPWR), with reported revenues in excess of \$2.5 billion in 2012. SunPower has regularly been a revenue leading solar company with strong control over its future revenue streams. In 2011, the French energy company Total S.A. acquired a 66 percent equity stake in SunPower, providing SunPower with support from one of the strongest balance sheets in the energy industry. Total S.A. is one of the top twenty largest companies in the world, with a current market capitalization in excess of \$100 billion.

Consultant Comments on SunPower Proposal

URS has identified numerous points in the SunPower proposal which need further information and clarification. Below is a summary. Specific points will be issued to SunPower in a request for additional information.

SunPower proposes a project very similar in size and nature to Ecoplexus for a RES-BCT development pathway to offset some of the City's existing building loads under a PPA agreement. This project alone however, is not likely large enough to justify purchase of the 150-acres in question. SunPower does mention that they may be interested in entering into an option agreement for the remaining acreage, but does not make a direct offer in their proposal. SunPower should be questioned for additional details regarding an option on the additional acreage.

Additional details and references for previous RES-BCT projects successfully implemented in PG&E territory will be requested.

Additional detail is needed such that SunPower describe how they calculated RES-BCT avoidable cost of \$0.122/kWh, and how they intend to "optimize" the RES-BCT rate structure as proposed.

URS is familiar with SunPower and their proposed OEM equipment. It is of high quality and has been proven to deliver high performance as advertised.

SunPower states numerous times throughout their proposal that certain potential development costs are “not included” and will be later handled via change order. This introduces considerable risk to the City of unforeseen costs later in the development cycle, and could potentially result in a less favorable PPA rate. These items will be identified in the RFI and SunPower will be asked to thoroughly address them in their proposal.

Consultant Analysis of Proposals and General Recommendations

Both Ecoplexus and SunPower are reputable bidders in the industry, and both are capable of delivering projects similar to those being proposed. The fact that two reputable, and capable, bidders have been engaged by this process confirms that a renewable energy project is potentially viable both in technical and financial nature on the Schulte site, and could potentially meet the City’s objectives for beneficial use and financial gain. However, prior to being able to adequately recommend potential award, additional information is required from both bidders.

For purposes of comparison, attention can be directed to the Ecoplexus “City RES-BCT” project option. This, and the project proposed by SunPower are nearly the same in size and scope. The terms achieved through negotiation of this project option could decide the awardee for that project and may serve as a basis of comparison in general between the two bidders.

The importance and purpose of the “interim payments” item in the RFP will be emphasized. Both proposals may contain contingencies on forward movement of projects prior to payment to the City. It will be made clear that interim or “site control” payments should be necessary for engagement, regardless of the potential in the future for the projects to never reach fruition. This is the nature of option agreements, and the bidders should be expected to agree to favorable interim payments to the City. This will also protect the City with guaranteed minimum revenue from the site and provide some incentive for speedy development.

It should be noted that it may be possible to ultimately engage both bidders for projects on the Schulte site. For example, if the SunPower proposal for the ~3MW City RES-BCT project is ultimately negotiated at a more favorable rate for the City, they could move forward while still retaining the ability to engage Ecoplexus in some or all of the other project options they are suggesting. This could benefit the City by essentially playing to the strengths of both developers, and could lead to favorable lease/option rates for the highest percentage of the total site acreage.

Logical next steps could include parallel engagement of both bidders in good faith negotiations to terms, financials, and additional information that could lead to an award for project development. URS has itemized details and points from both proposals that require further due diligence. Requests for further information from both bidders will be requested by URS on behalf of the City. The request for additional information and clarifications is planned to be issued to the bidders on 4-19-2013 as indicated in the timeline table below. Bidders will have two weeks to respond with supplemental information, by 5-3-2013. Responses to this follow-up request for information will lead to a final analysis of proposals which URS will deliver to the City by 5-27-2013. Based on the findings, the City may elect to further engage one or both bidders in detailed contract negotiations for development(s) on the site.

The City may also consider its own independent due diligence on the site to ensure that there are not any pitfalls or fatal flaws associated with the site itself that may surface later in the project development cycle which could result in delays, additional costs, or the inability to develop the site as planned. If the City is already reasonably assured via prior knowledge of the absence of such issues, this may not be necessary.

Next Steps

Staff will begin further discussions with the proposer(s) to evaluate the proposals. Following is the current schedule.

Presentation to Council on viability of renewable energy project from evaluated proposals.	4-16-13
Update GSA on proposals	4-17-13
URS requests additional information from proposers	4-19-13
Deposit for previous and future appraisal payable to GSA (\$9,500)	5-1-13
RFI Responses due from proposers	5-3-13
Council update on recommendations from URS	5-27-13
Update GSA on recommendations from URS	5-28-13
Proceed with negotiations and development of an agreement	5-28-13
City Council considers purchase of property and approval of an agreement	7-2-13
Update GSA on City Council action of 7-2-13	7-8-13
Property transaction completed	8-1-13

STRATEGIC PLAN

This agenda item supports the City Council approved Organizational Efficiency Strategy;

Goal 1: Advance City Council's Fiscal Policies

1. To change the City's organizational and fiscal structure, and
2. To take advantage of funding and revenue generation opportunities

FISCAL IMPACT

There is no fiscal impact for this report. The amount of \$50,000 has been previously paid to fulfill the request from GSA for a deposit. This amount is refundable in the event the City does not move forward with completing the acquisition of the Schulte Road property. The amount of \$9,500 is needed for a deposit for costs associated with previous and future appraisals and can be paid out of the current CIP (#79367).

RECOMMENDATION

Staff recommends that City Council accepts the update on the Schulte Road Solar Project.

Prepared by: Rod Buchanan, Interim Director of Public Works

Reviewed by: Maria A. Hurtado, Assistant City Manager

Approved by: R. Leon Churchill, Jr., City Manager

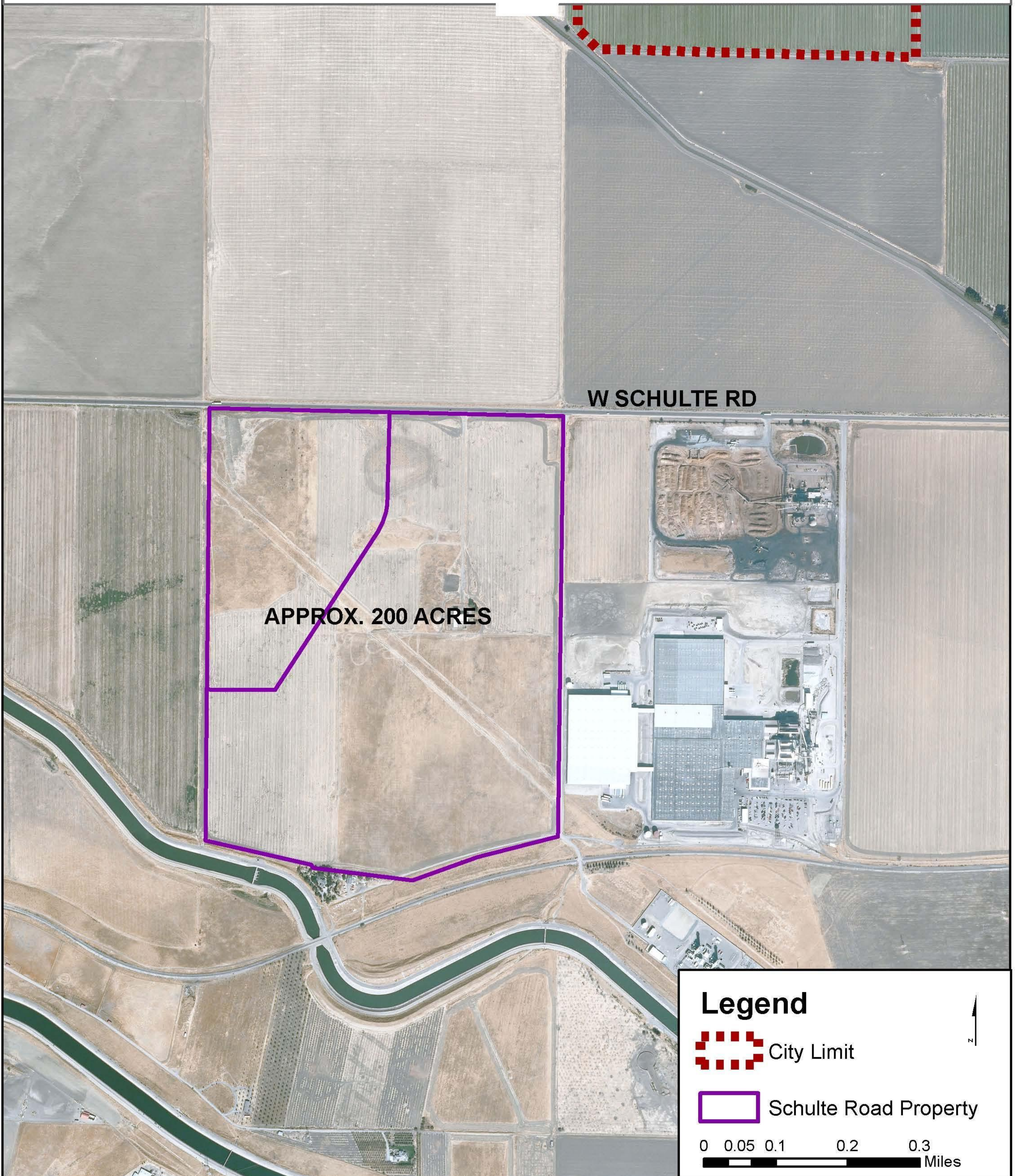
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Attachments:

Attachment A: Map of Schulte Road Property
Attachment B: 3-7-13 Letter from City to GSA
Attachment C: 4-2-13 Letter from GSA to City

Schulte Road Property

Location Map - Attachment A





ATTACHMENT B

City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

CITY MANAGER'S OFFICE

MAIN 209.831.6000
FAX 209.831.6120
www.ci.tracy.ca.us

March 7, 2013

Ms. Carol Arnold
Deputy Director
Office of Real Property Utilization and Disposal
450 Golden Gate Avenue
San Francisco, CA 94102-3434

RE: Request for Extension regarding 150 Acres (GSA Control No. 9-1533-AC)

Dear Ms. Arnold:

In your last correspondence to the City dated October 26, 2012, you requested 1) that a \$50,000 deposit be applied to the total purchase price and 2) that the City should complete the abrogation action by April 1, 2013. This was in response to the City's September 26, 2012 request to allow up to six months to determine the feasibility of a renewable energy project on the above mentioned property.

Since that time, the City has made the \$50,000 deposit and City staff has been diligently moving forward with researching the potential for a renewable energy project on the 150-acre site. Specifically, the City issued a Request for Proposal on November 8, 2012 for a renewable energy project consultant, and URS Corporation was selected to assist the City in the site feasibility analysis for a renewable energy project.

I am pleased to report that URS has completed the feasibility study and has stated that there may be potential for a solar project at the site of up to 20MW. URS also assisted the City with the development of a Request for Proposal issued on February 21, 2013. The proposals are due on March 26, 2013. At that time, City staff will evaluate the proposals for applicability of a suitable solar project, and notify the GSA by April 1, 2013 of the probability of a positive conclusion.

However, due to the length of time it took to complete the research, I respectfully request that GSA allow the City approximately three additional months (July 1, 2013) to review the responses to the RFP, complete negotiations and execute an agreement.

Rod Buchanan, Interim Director of Public Works will continue to send regular updates on our progress. He can be reached at 209.831.6203 or rod.buchanan@ci.tracy.ca.us.

Sincerely,

R. Leon Churchill, Jr.
City Manager



April 2, 2013

Mr. R. Leon Churchill, Jr.
City Manager
City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

Re: 150 Acres in Tracy, CA (GSA Control No. 9- CA-1533-AC)

Dear Mr. Churchill:

Thank you for your letter dated March 7, 2013 requesting an additional 3 month extension (July 1, 2013) for the City of Tracy (City) to review the responses to the Request for Proposals, complete negotiations, and execute an agreement. We also look forward to hearing of any outcomes from the proposal submission.

GSA is willing to grant the City an additional 4 month extension (August 1, 2013). GSA has added an additional month to your request and established deadlines that take into consideration any City Council approval that may be necessary for the purchase of the subject property.

This 4 month extension would be granted on the following conditions:

- 1) GSA will be contracting for an updated appraisal as the August 2011 appraisal is outdated. The City will pay the updated appraisal cost of \$4,250 and the existing appraisal cost of \$5,250 as an additional upfront deposit. The City agrees to pay this deposit of \$9,500 by May 1, 2013.
- 2) The City will pay the updated abrogation amount reflected by the new appraisal, but not less than the previous abrogation amount of \$1,100,000. GSA will notify the City of the updated abrogation amount by June 20, 2013. The \$50,000 deposit made by the City on November 15, 2012 will apply towards the abrogation amount.
- 3) The City will obtain City Council approval of the resolution to purchase the property by July 20, 2013. The City will complete the purchase of the property by August 1, 2013.

If the City cannot complete the purchase by August 1, 2013 and voluntarily reverts the property, the \$50,000 deposit will be refunded. However, we will retain the \$9,500 to cover the expense of the appraisals. Please inform us of the City's agreement to these terms by April 20, 2013. If you have any questions, please contact Monica Pech of my staff at 415-522-3261 or monica.pech@gsa.gov.

Sincerely,

A handwritten signature in black ink that reads "Clark Van Epps". The signature is written in a cursive style with a large, stylized "E" at the end.

Clark Van Epps
Director
Office of Real Property Utilization & Disposal

AGENDA ITEM 8.A

REQUEST

RECEIVE AND ACCEPT THE CITY MANAGER INFORMATIONAL UPDATE

EXECUTIVE SUMMARY

This agenda item will update the Council on newsworthy events.

DISCUSSION

The City Manager will provide Council with an informational report on various items, including upcoming special events, status on key projects, or other items of interest in an effort to keep Council, staff, and residents abreast of newsworthy events.

STRATEGIC PLAN

This agenda item does not relate to the Council's strategic plans.

FISCAL IMPACT

There is no fiscal impact with this informational item.

RECOMMENDATION

That Council receive and accept the City Manager's informational update.

Prepared by: R. Leon Churchill, Jr., City Manager

Reviewed by: R. Leon Churchill, Jr., City Manager

Approved by: R. Leon Churchill, Jr., City Manager

April 16, 2013

AGENDA ITEM 9.A

REQUEST

CONSIDER WHETHER AN ITEM TO DISCUSS NAMING THE FIREARMS FACILITY SHOULD BE PLACED ON A FUTURE CITY COUNCIL AGENDA

EXECUTIVE SUMMARY

Determine whether an item to discuss naming the Firearms Facility should be placed on a future Council agenda.

DISCUSSION

At the City Council meeting held on March 19, 2013, Mayor Pro Tem Maciel requested Council consider a discussion item related to naming the Firearms Facility.

The purpose of this agenda item is to provide an opportunity for Council to discuss whether staff time and city resources should be devoted to research, and to determine whether a discussion item related to naming the Firearms Facility should be placed on a future agenda. Approval of Mayor Pro Tem Maciel's request would enable an agenda item to be brought back for discussion on a future Council agenda. Attached for reference is Resolution 2004-096 which outlines the policy for naming public buildings, parks, and facilities.

STRATEGIC PLAN

This agenda item is a routine operational item which does not relate to the Council's strategic plans.

RECOMMENDATION

It is recommended that the City Council discuss Mayor Pro Tem Maciel's suggestion and determine whether an item related to the naming of the Firearms Facility should be included on a future agenda.

Prepared by: Sandra Edwards, City Clerk

Reviewed by: Maria Hurtado, Assistant City Manager

Approved by: R. Leon Churchill, Jr., City Manager

Attachment: Resolution 2004-096 - Approving Naming Policy

RESOLUTION 2004-096

APPROVING THE POLICY FOR NAMING PUBLIC BUILDINGS, PARKS AND FACILITIES

WHEREAS, The City Council directed staff to prepare a report regarding the naming of public buildings, parks and facilities, and

WHEREAS, A detailed report was presented to the City Council on April 6, 2004 for their review and approval, and

WHEREAS, The following policy was adopted for the naming of all future public buildings, parks and facilities:

1. When named for an individual family or person, strong consideration should be given to:
 - a. The level of involvement and commitment to the Tracy community over a span of years that are sufficient for accomplishments and contributions to have taken place;
 - b. Individuals or families who have been involved in many facets of the community such as through service clubs, civic organizations, school community, multi-cultural events and organizations, elected/appointed positions, military service, church community and non-profit groups; the nature of their involvement should be beyond that done in the normal course of their employment (i.e., voluntary);
 - c. The local significance and relationship of this individual or family to the City of Tracy, or to the parks and recreation systems or programs.
2. Public building, park and facility names should reflect both the current and past heritage and historical significance of the community that is now serviced. Strong consideration should be given to:
 - a. Maintaining names that represent the current and past cultural diversity of the community.
 - b. Any relevant California history that is part of the Tracy community, such as the period covered by the Spanish land grants, Indian tribal history, etc.
3. Park names should reflect the geographical significance of the park site's topography or other natural amenities that exist in or near the park property. Strong consideration should be given to:
 - a. Vistas and view corridors.
 - b. Native plants or trees
 - c. Adjacencies to creeks, streams, open space, hills, etc.
4. Public building, park and facility names should incorporate the functionality of the building, park or facility by simply stating its purpose without further description (for example the "John Smith Community Center"), especially, when a specialized facility may be a part of the park such as sports fields, etc. Special features for the park should be considered in the park name.
5. Consideration should also be given to public building, park and facility names that reflect the geographic location or adjacencies to other City facilities or schools in order to avoid confusion about the geographic location of the building.

6. If a public building, park or facility improvement is acquired or constructed by means of a substantial gift, financial contribution or financial donation by an individual, family or corporation, consideration should be given to recognizing the contribution by incorporating the benefactor's name into the facility name.
7. Rooms within public buildings may be named for individuals who have made exceptional contributions to the community such as:
 - a. The individual must have made a significant contribution to the community which resulted in the improved well being of the citizens of Tracy.
 - b. The individual must have been involved in Tracy community affairs over a span of years that are sufficient for accomplishments and contributions to have taken place.
 - c. Individuals or families who have been involved in many facets of the community such as through service clubs, civic organizations, school community, multicultural events and organizations, elected/appointed positions, military service, church community and non-profit groups; the nature of their involvement should be beyond that done in the normal course of their employment (i.e., voluntary).

Procedure – Parks and Recreation Facilities:

1. The Parks and Community Services Commission will generally follow a process for naming parks and recreational facilities that includes:
 - a. Review and evaluation of requests submitted by residents and other interested groups such as the West Side Pioneers, Chamber of Commerce, etc., by the standing sub-committee.
 - b. The sub-committee will bring forth screened, evaluated and prioritized selections to the full Commission for authorization to forward to City Council for final approval.
2. Depending on the special nature, size or location of a park, the Commissioner may also consider the following ideas for park naming:
 - a. Development of a community-based naming process such as a contest.
 - b. Receive input from an adjacent homeowner's association; receive input from future facility user group as identified through design process.

Procedure – Public Buildings

1. The City Council will form a sub-committee to review and evaluate requests for naming public buildings from residents, interested groups and staff.
2. The sub-committee will bring forth screened, evaluated and recommended selections for authorization by the full City Council at a regularly scheduled Council meeting.

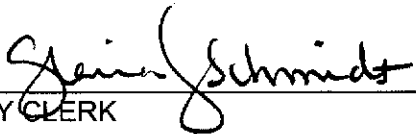
NOW, THEREFORE, BE IT RESOLVED That the City Council hereby adopts the approved Policy for Naming Public Buildings, Parks and Facilities.

The foregoing Resolution 2004-096 was passed and adopted by the Tracy City Council on the 6th day of April, 2004, by the following vote:

AYES:	COUNCIL MEMBERS:	HUFFMAN, TOLBERT, TUCKER, BILBREY
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	IVES
ABSTAIN:	COUNCIL MEMBERS:	NONE


MAYOR

ATTEST:


CITY CLERK

03-032604kl
PW

AGENDA ITEM 9.B

REQUEST

APPOINT APPLICANTS TO THE TRANSPORTATION ADVISORY COMMISSION

EXECUTIVE SUMMARY

There is currently one vacancy due to the resignation of a Commissioner, and four upcoming term expirations on the Transportation Advisory. A recruitment was conducted and appointments need to be made.

DISCUSSION

There is currently one vacancy on the Transportation Advisory Commission due to the resignation of Joseph Orcutt. There will be three additional vacancies due to term expirations effective April 30, 2013. To fill the vacancies the City Clerk's office conducted a three week recruitment, during which time four applications were received. As stated in Resolution 2004-152, in the event there are not two or more applicants than vacancies, the filing deadline will be extended. The recruitment was extended for 2 two week periods beginning on March 5, 2013, and then again on March 20, 2013. The City Clerk's office did not receive any additional applications during the extended recruitment periods.

On April 8, 2013, a Council subcommittee consisting of Council Member Rickman and Council Member Manne interviewed three applicants (one of the four applicants withdrew their application). In accordance with Resolution 2004-152, the Council subcommittee will recommend applicants for appointment to serve four year terms, which will begin on May 1, 2013, and end on April 30, 2017, and one appointee will serve a term, which will begin on April 17, 2013, and end on April 30, 2015.

FISCAL IMPACT

None.

RECOMMENDATION

That Council approves the subcommittee's recommendations and appoints applicants to the Transportation Advisory Commission to serve four year terms which will end on April 30, 2017, and appoint one applicant to serve a term ending on April 30, 2015.

Prepared by: Adrienne Richardson, Deputy City Clerk
Reviewed by: Sandra Edwards, City Clerk
Approved by: R. Leon Churchill, Jr., City Manager