INITIAL STUDY/STATE CEQA GUIDELINES SECTION 15183 ANALYSIS

FOR THE

CITYWIDE PARKS, RECREATION, AND TRAILS/ PUBLIC FACILITIES/ PUBLIC SAFETY MASTER PLAN UPDATE PROJECT

January 2022

Prepared For:

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SECTION 1.0 INTRODUCTION

This Initial Study provides an analysis of three Citywide Master Plan Updates: the City of Tracy Parks, Recreation and Trails Master Plan (PRTMP Update); the Public Facilities Master Plan (PFMP Update); and the Public Safety Master Plan (PSMP Update) Updates Project. Collectively, they will be referred to herein as the "proposed Project".

The PRTMP Update identifies specific policies, design guidelines, and preliminary capital costs associated with maintaining and upgrading existing City park and recreation infrastructure, and constructing new facilities to serve future residential areas at buildout of the City's Sphere of Influence (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 Update and PSMP Update 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 and is SOI; (the PSMP Update specifically addresses the need for future public safety facilities [police and fire], while the PFMP Update addresses the future need for all other types of public buildings). In addition, the PFMP Update and PSMP Update respectively provide guidance regarding public building and public safety upgrades needed to adapt existing spaces to new or expanded uses. The proposed Master Plan Updates are described in greater detail below under Section 3.0: Project Description. **Figure 1: Regional Location Map** depicts the City and its SOI.

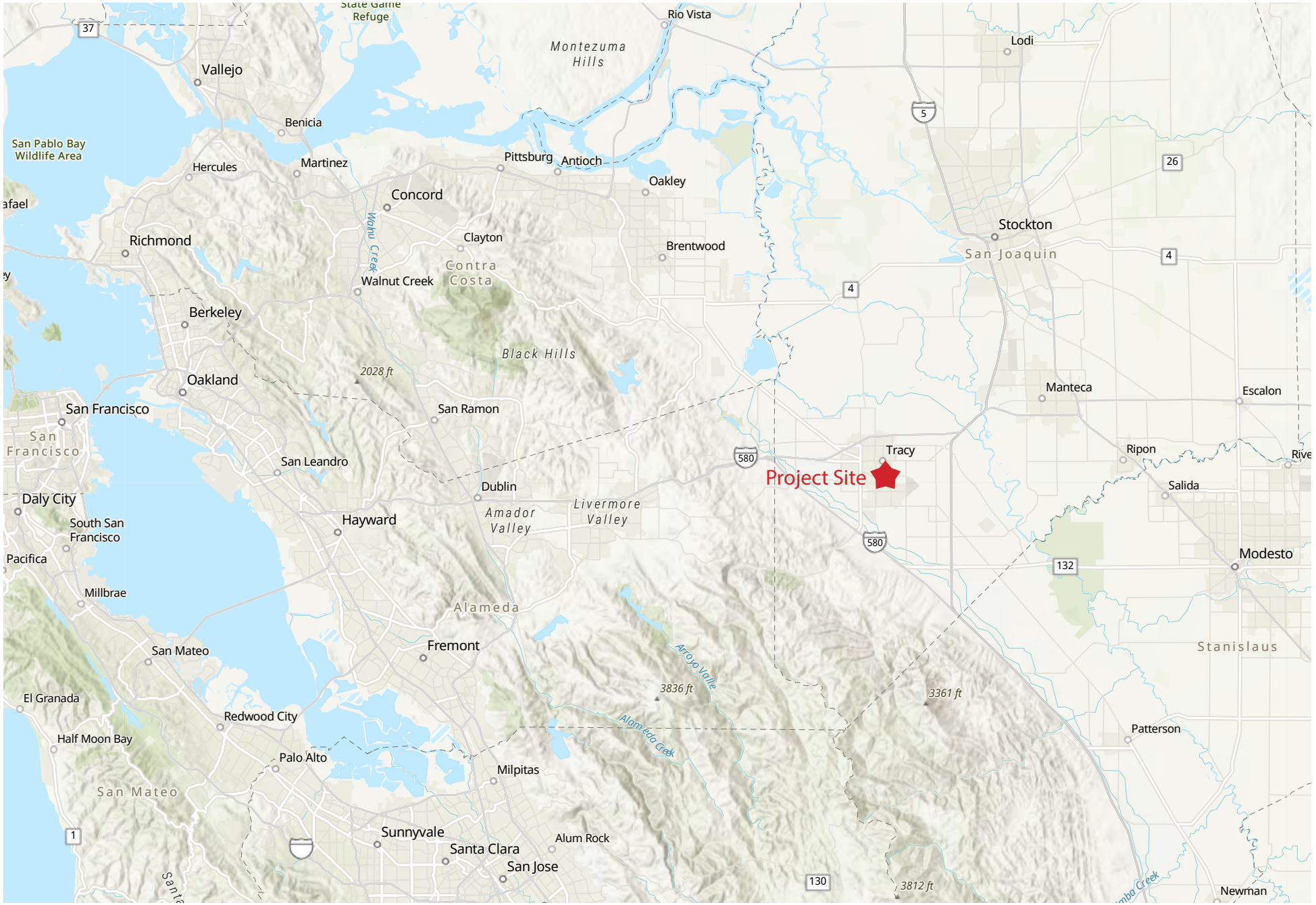
The proposed PRTMP, PFMP, and PSMP are consistent with the development assumptions in the General Plan. Thus, as described in greater detail below, this Initial Study/State CEQA Guidelines Section 15183 Analysis is limited to analyzing only those significant impacts effects associated with implementation of the PRTMP, PFMP and PSMP that are not addressed in the General Plan EIR or were not known at the time the General Plan EIR was prepared.

The City has chosen to refer to the level of analysis in the PRTMP Update, PFMP Update, and PSMP Update 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 either the PRTMP Update, PFMP Update or PSMP Update documents. Thus, the analysis contained herein is focused on the Tier 1 evaluation and is broad in its consideration of environmental effects.

The recommendations identified in the proposed Master Plan updates specify facility improvements at a Master Plan level and do not include all required onsite infrastructure, nor constitute design of improvements. Subsequent detailed design is required to determine the final locations and design elements of these proposed improvements. Further, while the PRTMP, PFMP, and PSMP Updates provide detailed recommendations of seemingly "specific" improvements, it must be emphasized that these are preliminary "Tier 1" recommendations based on qualitative assessment and preliminary design (only). As

a result, these recommendations 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.

Because the PRTMP, PFMP, and PSMP Updates are policy documents prepared to implement the objectives and actions identified in the General Plan, they do not propose the construction or operation of new facilities or infrastructure projects at this time. Consequently, adoption of the proposed Master Plans would not directly result in the construction and operation of infrastructure that could have negative environmental effects. Notwithstanding, the PRTMP, PFMP, and PSMP Updates recommends capital improvements or other applicable measures needed to address deficiencies and/or support buildout conditions identified by the City's General Plan and their adoption would indirectly facilitate the construction and operation of parks, recreation, and other public facilities/buildings that could result in negative environmental effects. 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 projects come forward. This future environmental review would be necessary to analyze and disclose any site-specific impacts the improvements or facilities identified by the PRTMP, PFMP, and PSMP might have on the environmental resources identified by the CEQA Guidelines. Nonetheless, as stated above, the analysis in this Initial Study/State CEQA Guidelines Section 15183 Analysis is focused on the Tier 1 evaluation, and is thus, broad and general in its consideration of environmental effects.



Source: USGS, 2021

Figure 1: Regional Location Map

PRTMP, PFMP, and PSMP Master Plan Update Project
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California Environmental Quality Act

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

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 which are peculiar to the project or its site.

In approving a project meeting the requirements of this section, a public agency shall limit 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 zoningaction; 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.

Based on the analysis and evaluation provided in this Initial Study, the proposed Citywide PRTMP, PFMP, and PSMP Updates are 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 PRTMP, PFMP, and PSMP that are not addressed in the 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.

SECTION 2.0 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 § 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 online at the City of Tracy website: https://www.cityoftracy.org/our-city/departments/planning/general-plan-zoning-ordinance.This document is hereby incorporated by reference into this Initial Study/State CEQA Guidelines 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. **Figure 2: General Plan Land Use** depicts the City's current Land Use Map.

- 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.

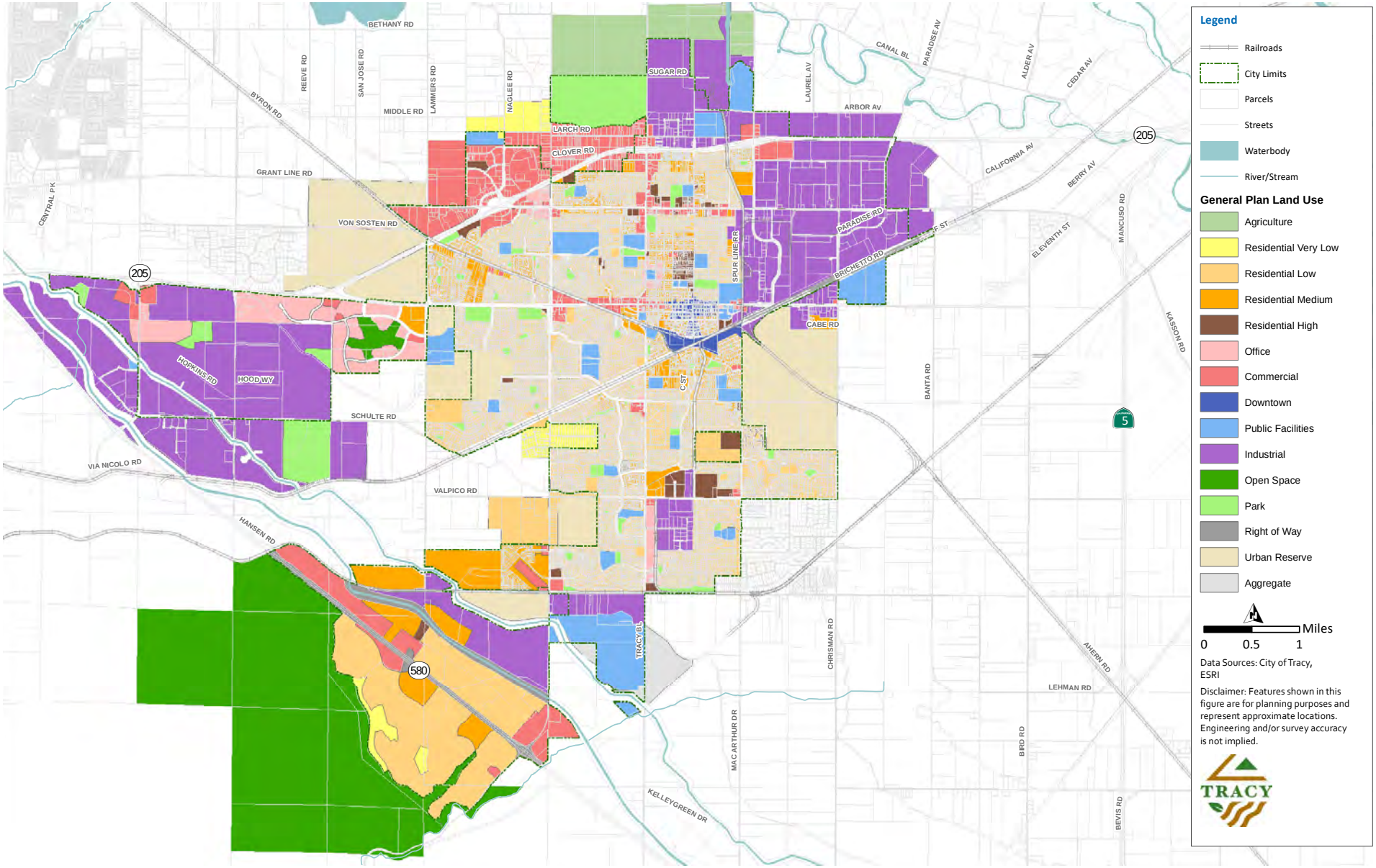
- Open Space and Conservation Element. The Open Space Element and the Conservation Element are required under State law and are combined in this General Plan. Issues addressed include the preservation of open space and agricultural land, the conservation, development, and utilization of natural resources, 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.



Source: City of Tracy, 2020

Figure 2: General Plan Land Use

PRTMP, PFMP, and PSMP Master Plan Update Project
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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.

Visual Resources (Aesthetics)

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

Community Services (Public 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 (Utilities and Service Systems)

<u>Water</u>

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.

<u>Wastewater</u>

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.

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 § 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 are 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.

SECTION 3.0 PROJECT DESCRIPTION

As described in Section 1.0, the proposed Project consists of updates to the City of Tracy's PRTMP, PFMP, and PSMP. The updated Master Plans are policy documents prepared to implement the objectives and actions identified in the General Plan. The Project does not propose the construction or operation of infrastructure projects at this time. Consequently, adoption of the PRTMP, PFMP, and PSMP Updates would not directly result in the construction and operation of infrastructure that could have negative environmental effects. However, their adoption would indirectly facilitate the construction and operation of infrastructure or related supporting improvements that could result in negative environmental effects.

Each of the three master plans are described separately and in further detail below.

Citywide Parks, Recreation, and Trails Master Plan Update

Background and History

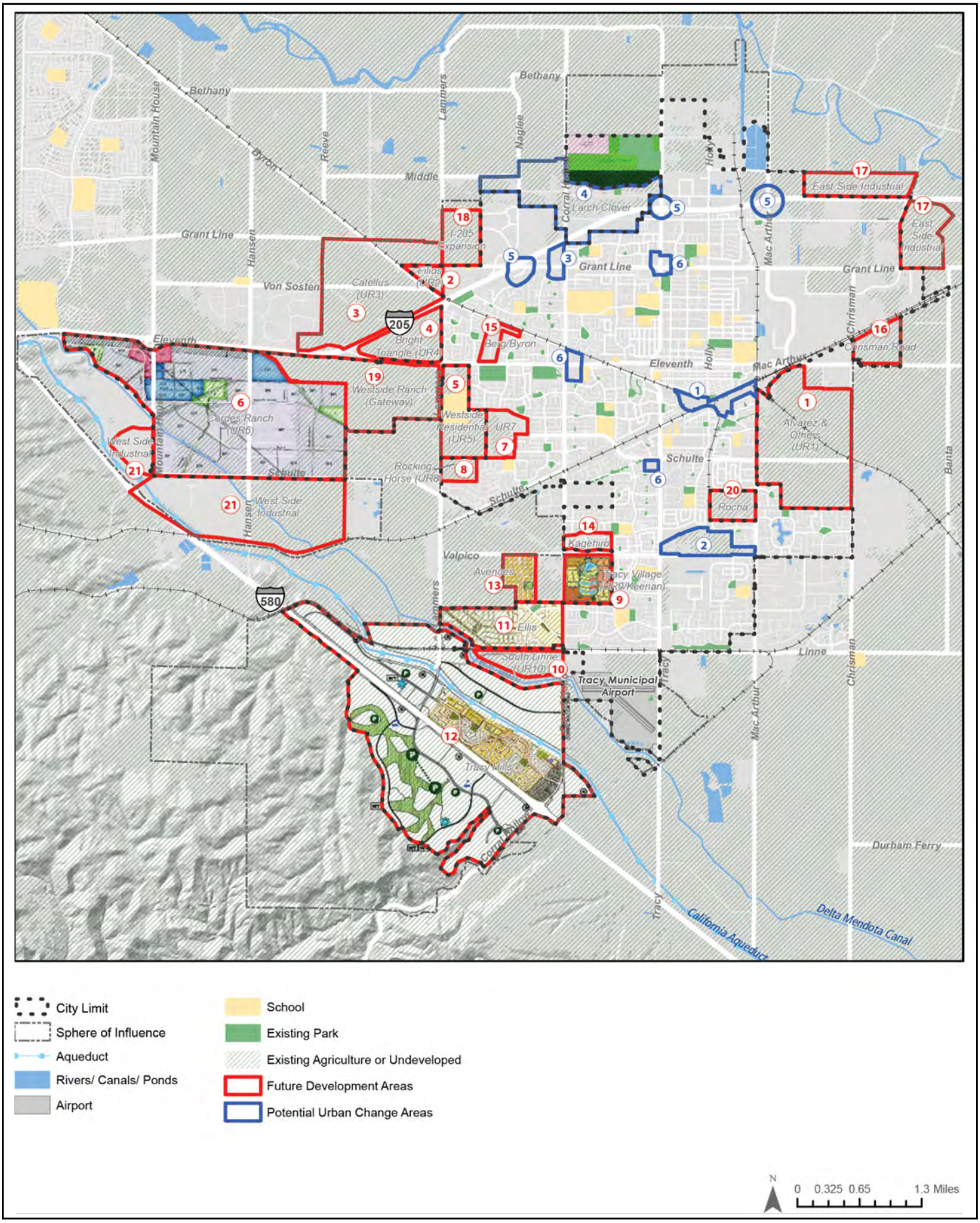
The proposed PRTMP Update outlines a long-range vision for the citywide system of parks and trails, in response to the community's needs and goals. The PRTMP Update helps to prioritize investments, align available funding, and build a roadmap to guide the efforts of the City and its development partners. The City last updated its Parks Master Plan in 2013. The 2013 Parks Master Plan was focused on demand for parkland and recreation facilities created by anticipated residential development in the City's service areas. At that time, the City identified the desire to maintain a minimum a service level of 4.0 acres/1,000 residents. To maintain this service level as the community continues to grow, the 2013 Parks Master Plan identified a need for approximately 154 acres of new park land in future service areas at buildout. Additionally, the 2013 Parks Master Plan included design and development and level-of-service guidelines to ensure new parks were designed to address City needs for facilities, programming, maintenance, and sustainability. The City's existing park system includes 85 parks comprising approximately 370 acres, with numerous athletic courts, sports facilities, and fields. The City's current park land provides 4.11 acres of park land per 1,000 residents and meets the standard established in the 2013 Parks Master Plan. **Figure 3: PRTMP Update Future Development and Change Areas** provides an overview of existing parks and future development areas in the City.

Purpose

The proposed Citywide PRTMP Update outlines a framework for parks, recreation, and trails improvements through 2035. The plan reanalyzes the City's existing facilities and infrastructure, resident preferences, and relationship to the City's overall goals, including those relating to resiliency, transportation, health, and wellness. The updated Plan establishes a set of priorities for the planning horizon and identifies strategies to leverage partnerships and financing to achieve these priorities. The Plan identifies clear policy guidance for the City's development partners as they propose new residential developments. The proposed PRTMP identifies the following vision:

1. Tracy provides great recreational opportunities at parks, sports complexes, greenbelts, trails and open space that are diverse and connected, building quality of life now and for the future.

2. Tracy's parks are inviting, well-maintained, safe, aesthetically-pleasing and comfortable, with features to mitigate climate extremes and extended use.
3. Parks balance the need for programmed recreation and casual enjoyment. They include both state-of-the-art recreation facilities and features that make parks special and memorable.
4. Recreation programs offer something for everyone.
5. Tracy's parks are linked with a trail system that provides active recreation opportunities and linked to preserved natural areas.



Source: Kimley-Horn, 2021

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Figure 3: Future Development & Change Areas

PRTMP, PFMP, and PSMP Update Project

Initial Study

Implementing Actions

The PRTMP Update identifies a combination of improvements to existing parks, development of new parks and trails, and investment in recreation facilities and programs.

Improving Existing Parks

A park-by-park assessment was conducted in August 2019 to identify the general condition of existing facilities; issues pertaining to site access and use; and park-specific needs, wants, and aspirations communicated by the public during the outreach process. **Figure 4: PRTMP Update Park Condition Assessment**, identifies these parks and their associated condition rating. Based on these findings, the PRTMP identifies three categories of park improvements: "critical" (maintenance); "strategic" (improvement): and "visionary" (transformation/reprogramming). Additionally, the Plan identifies three priority levels and associated phasing: high priority (0- to 5-year), medium priority (5- to 10-year), and low priority (10- to 20-year) park improvements. PRTMP **Table 6-4**: Park-by-Park improvements provides a detailed summary of existing facilities and improvement strategy.

Building New Parks and Trails

Approximately 141 acres of new park land is currently planned within the City and its SOI as part of approved specific plans and current/pending development proposals. **Figure 5: PRTMP Update Parks and Bikeway Network** identifies existing and planned parks, walking paths, and bike trails. New parks in future development areas will be required to provide four acres of new parkland per 1,000 residents, consistent with the PRTMP Update. In addition to developer-provided parks, the City will pursue land acquisition and park development opportunities in areas of the City that are more than 0.5-mile from an existing neighborhood or community park. **Figure 6: PRTMP Update Access to Neighborhood and Community Parks** depicts access to planned parks from residential areas. Funding for future parks in these areas may come from a variety of sources including future development, existing LMDs, and the General Fund.

The proposed trail system builds upon the City's existing linear parkways; multiuse paths; planned bikeway system; opportunities for trails along rail, irrigation, and utility corridors; and in existing or preserved open space. The trail system is also seen as a "co-location" opportunity for future parks. The City's Bikeways Master Plan outlines an ambitious network of bikeways across the City and future development areas. While the Bikeway Master Plan aims to create a low-stress system for bikers of all skill-levels, the PRTMP trail system is focused on biking and walking and recreation and transportation. The plan builds on the Bikeway Master Plan and specifically focuses on creating and designing off-street multiuse trails. **Figure 7: PRTMP Update Off-Street Trail Opportunities** identifies proposed trail facilities.

Recreation Amenity Needs and Level of Service

In addition to identifying park improvements and distribution of future facilities, the PRTMP Update provides new population-based standards for an array of amenities, to ensure the community's expressed recreation needs are met. The City will seek to meet population-based level of service (LOS) targets for a range of recreation facilities as shown in **Table 1: City of Tracy Recreational LOS and Facility Needs** below. These targets are informed by the standards set in the 2013 Parks Master Plan and updated to reflect a range of factors, from national and regional best practices, to demonstrated local demand. To meet the

recommended LOS, the PRTMP Update identifies a need for 13 baseball/softball fields and seven soccer fields (currently planned as part of the Legacy Fields Project), six dog parks, five tennis courts and 12 pickleball courts, four large group picnic areas, two disc golf courses, one environmental center, and 160,000 square feet of indoor recreational space.

Table 1: City of Tracy Recreational LOS and Facility Needs							
Recreation Facility	**Existing Total Facilities**	**Existing LOS[1]**	**2013 LOS**	**PRTMP Update LOS[2]**	**Additional Facilities Needed in 2033**	**Planned Facilities**	**Net Facilities Needed**
Sports Fields							
Baseball/Soccer Fields	19	4,735	4,000	3,300	13	13	0
Soccer Fields	20	4,498	5,500	4,000	7	7	0
Sports Courts							
Basketball	36	2,499	2,250	2,750	3	2	1
Bocce	4	22,491	20,000	20,000	1	1	0
Horseshoes	6	14,994	20,000	20,000	-1	1	0
Tennis	16	5,623	5,000	5,000	5	1	4
Pickleball	0	-	-	10,000	12	0	12
Sand Volleyball	5	17,993	15,000	15,000	2	0	2
Shuffleboard	1	89,965	40,000	40,000	2	0	2
Other Recreational Facilities							
Climbing Walls/Rocks	9	9,996	10,000	10,000	2	0	2
Community Gardens	0	-	20,000	50,000	2	0	2
Disc Golf	0	-	40,000	50,000	2	0	2
Dog Parks	1	-	40,000	15,000	6	2	4
Environmental Education Facilities	0	-	40,000	100,000	1	0	1
Group Picnic Areas	56	1,607	2,000	-	-	7	-
Group Picnic Shelters	1	89,965	20,000	20,000	4	0	4

Table 1: City of Tracy Recreational LOS and Facility Needs							
Recreation Facility	**Existing Total Facilities**	**Existing LOS[1]**	**2013 LOS**	**PRTMP Update LOS[2]**	**Additional Facilities Needed in 2033**	**Planned Facilities**	**Net Facilities Needed**
Indoor Recreation Space	4	-	40,000	1.5 sf/person	16,000 sf	1	0
Playgrounds	95	947	-	1,000	12	9	3
Roller Hockey	2	44,983	40,000	50,000	0	0	0
Shade Structures	99	909	-	-	-	9	-
Skate Elements	6	14,994	13,000	25,000	-2	0	0
Special Event Venues	0	-	40,000	-	-	0	-
Swimming Pools	1	44,983	40,000	50,000	0	2	0
Water Play Areas	3	29,988	20,000	20,000	2	2	0
Hard-Surfaced Paths	32	2,811	3,000	-	-	3	-
Soft-Surfaced Paths	1	89,965	10,000	-	-	4	-

[1] Based on estimated 2018 population of 89,965

[2] Based on projected 2033 population of 106,509

Source: PRTMP Update, Table 4-1. October 2021.

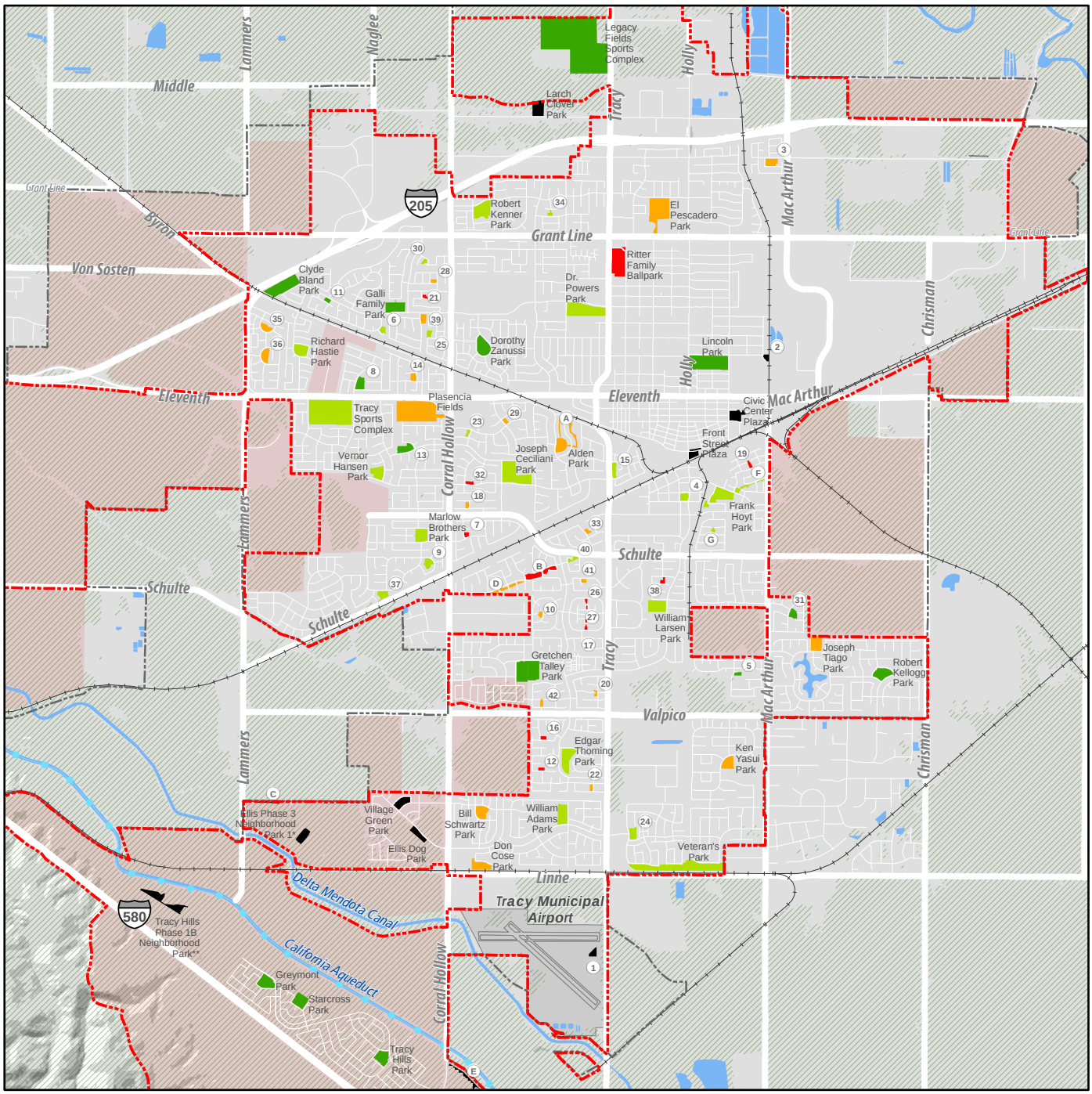
Design Guidelines

The PRTMP Update provides two sets of design guidelines, one for parks and one for trails. The Park Design Guidelines set the framework for park planning, design, and development, noting system-wide requirements and specific guidelines for neighborhood and community parks. These guidelines ensure that parks and their individual elements support PRTMP goals and support the implementation strategies noted above. These standards are meant to be followed in addition to other state and federal mandates for park development and the City's Parks and Streetscape Standards. While the character of various facilities will be unique, park elements will reflect the specific standards and guidelines identified in the PRTMP that address park identity, entry and perimeter treatment, site organization and relationships, features and amenities, lighting and fencing, signage, landscape, and dual-usage drainage basins. The Park Design Guidelines identified in the PRTMP Update 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. Similarly, the Trails Design Guidelines support the goals policies identified for bikeways and multiuse trails identified in the PRTMP Update. The guidelines are focused on system identity; trail surface and cross-sections; entry and access; edges, buffers, and setbacks; organization of features and amenities; lighting and fencing; signage; and landscape.

System Costs and Funding Strategies

The final Chapter of the PRTMP Update identifies capital improvement costs for each proposed park amenity to assist the City with planning and prioritizing future improvements. Unit cost placeholders were determined, informed by a variety of factors including past bidding history and overhead costs for the City. These probable costs may rise or fall based on a variety of factors, including, but not limited to, final finish selections, unique site conditions, and coordination with comprehensive park improvements. In addition, the PRTMP Update notes that these costs shall be updated in accordance with annual construction costs, which typically increase by 4 percent each year. In addition to capital investments, the PRTMP Update highlights the importance of considering financial sustainability of the parks and recreation system through the concept of "Total Cost of Ownership" which factors in operations and maintenance and lifecycle replacement expenses.

Finally, the PRTMP Update identifies various mechanisms for funding the construction and acquisition of new park facilities as well as the continued operation and maintenance of existing facilities and recreational programs. Capital costs can be financed through bonds, dedication or in-lieu fees, developer impact fees, and public private partnerships or other partnerships. Maintenance and operations funding can be obtained from special financing districts (assessment districts), user fees, property-related fees, special taxes, and community facilities districts. There are a variety of financing mechanisms available to fund the ongoing maintenance, operations and improvements of Tracy's parks, recreation facilities and trails. The type of financing mechanism or mechanisms needed will depend on the types of facilities and improvements to be constructed and maintained. The pattern, timing, and predictability of expenses will also affect the choice of revenue mechanism(s).



Tracy City Limit
Sphere of Influence
Aqueduct
Rivers/ Canals/ Ponds
Agriculture / Undeveloped
Airport
Future Development Area

Condition Rating

Excellent
Poor
Unknown / Unclassified Condition

Existing Mini Parks

1. American Legion Park
2. Fine Park
3. A.R. Glover Park
4. McDonald Park
5. Clyde Abbott Park
6. Dr. Ralph Allen Park
7. Bailor/Hennan Park
8. Daniel Busch Park
9. J. Kingsley Chadeayne Park
10. Evelyn Costa Park
11. Eagan Family Park
12. Albert Emhoff Park
13. John Erb Park
14. Fabian Family Park
15. Jack Fisher Park
16. Barbara Fitzpatrick Park
17. Golden Spike Park
18. Harvest Park
19. Lester Huck Park
20. Fred Icardi Park
21. George Kelly Park
22. John Kimball Park
23. Kit Fox Park
24. William Lowes Park
25. McCray Family Park
26. Mount Diablo Park
27. Mount Oso Park
28. New Harmon Park
29. Robert Patzer Park
30. Pombo Family Park
31. Jim Raymond Park
32. Naomi Rippin Park
33. Sister Cities Park
34. Tom Slayter Park
35. Souza Family Park North
36. Souza Family Park South
37. Joan Sparks Park
38. Larry Sullivan Park
39. Dorlane Thrasher Park
40. Tracy Press Park
41. Valley Oak Park
42. Westside Pioneer Park

Existing Linear Parks

A. Alden Park Greenway
B. Henry Barboza Park
C. Ellis Phase 3 Neighborhood Park 2*
D. Dorothy Evans Park
E. Hillview Linear Park**
F. LMD Zone 17 Greenway
G. Florence Stevens Greenway

*Under construction at the time of Master Plan adoption
**Based on Vesting Tentative Maps already approved at the time of Master Plan adoption

N
0 0.225 0.45 0.9 Miles

Source: City of Tracy PRTMP, 2021

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Figure 4: Park Condition Assessment

PRTMP, PFMP, and PSMP Update Project

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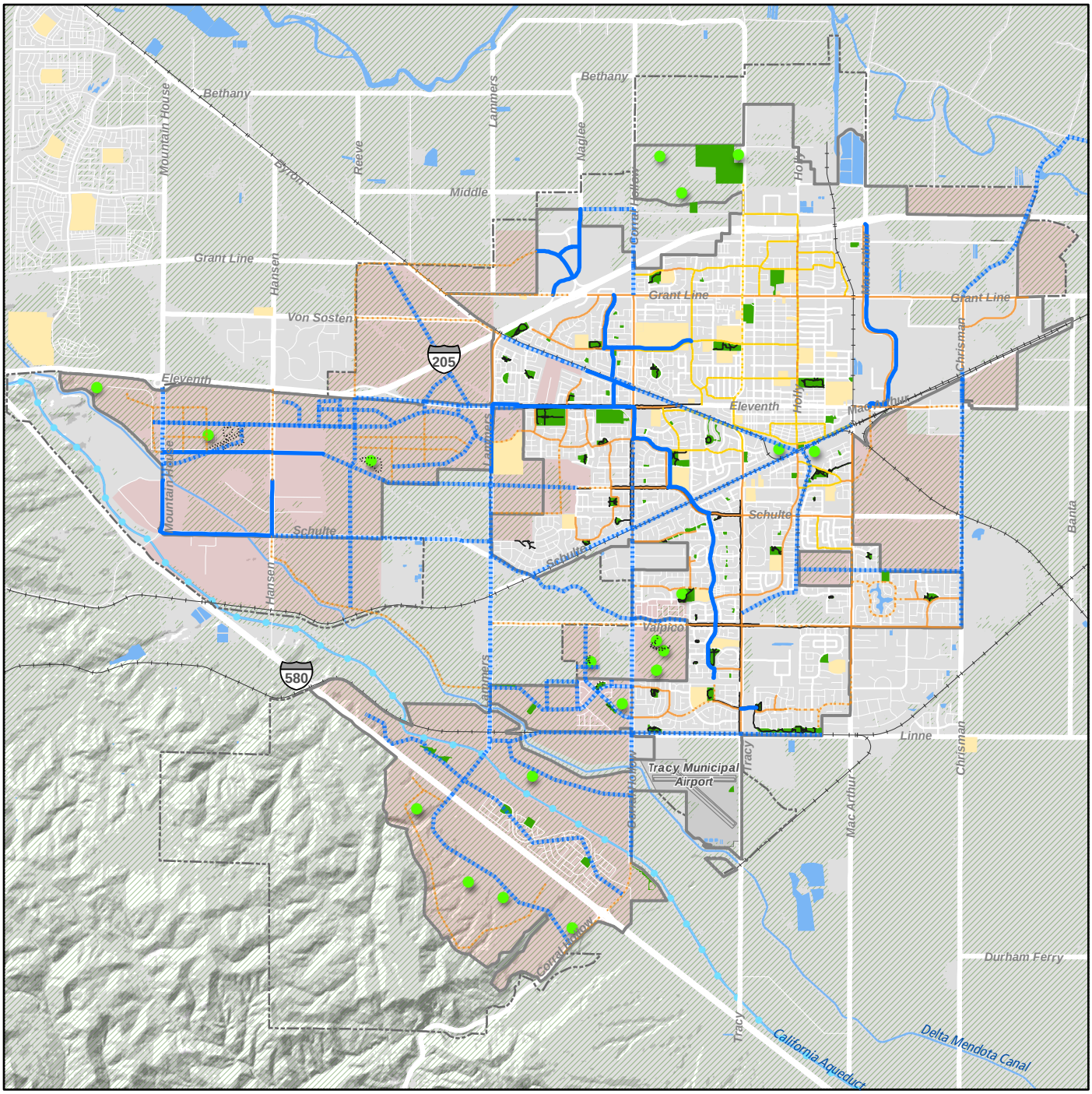

Source: City of Tracy PRTMP, 2021

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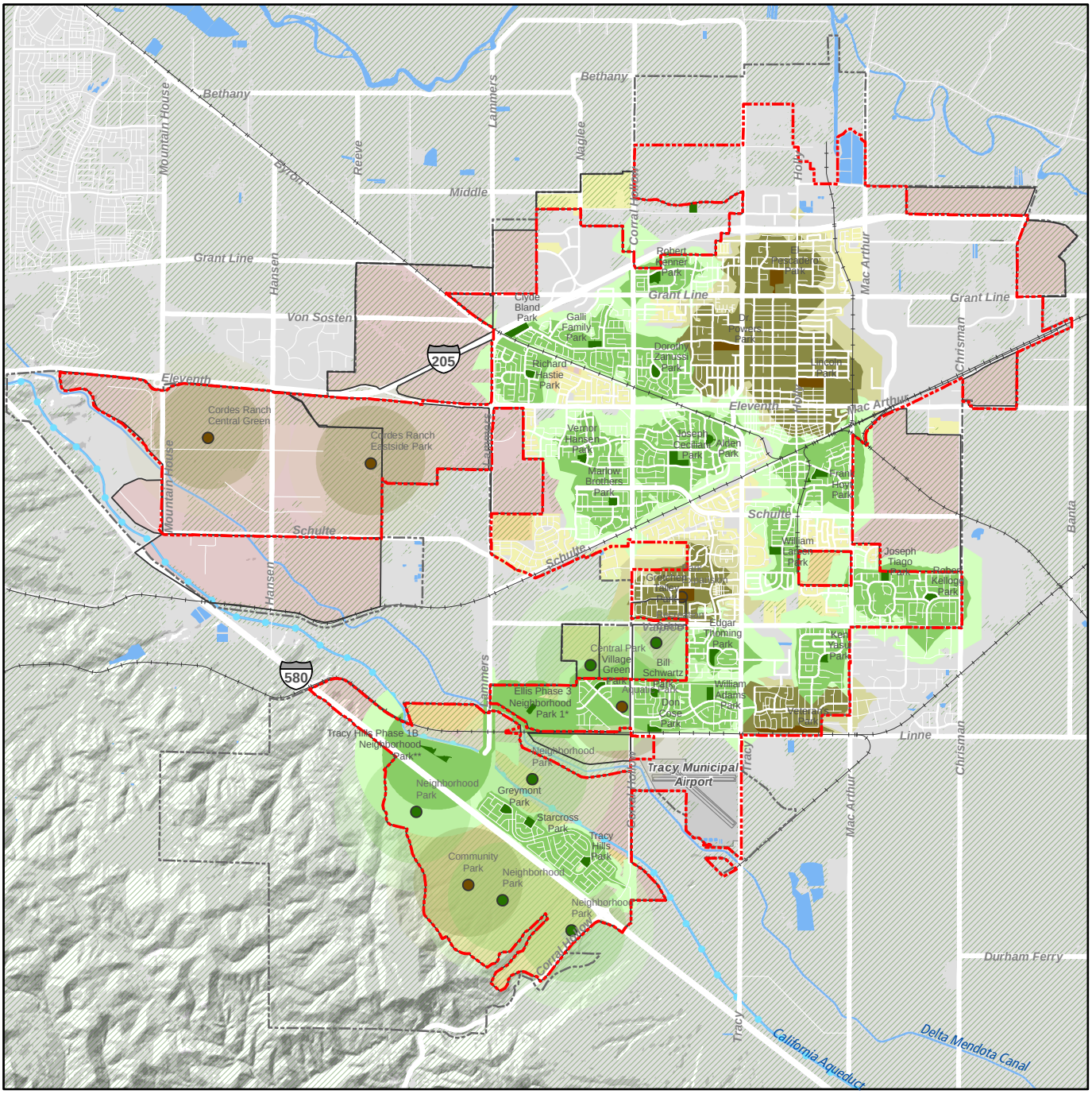
Figure 5: Parks and Bikeway Network
PRTMP, PFMP, and PSMP Update Project
Initial Study



Tracy City Limit
Sphere of Influence
Aqueduct
Rivers/ Canals/ Ponds
Agriculture / Undeveloped
Airport
Future Development Area (Outside Service Areas)
Residential

Neighborhood Park
Service Area: 1/2 Mile
Service Area: 3/4 Mile
Planned Neighborhood Park

Community Park
Service Area: 1/2 Mile
Service Area: 3/4 Mile
Planned Community Park

*Under construction at the time of Master Plan adoption
**Based on Vesting Tentative Maps already approved at the time of Master Plan adoption

Source: City of Tracy PRTMP, 2021

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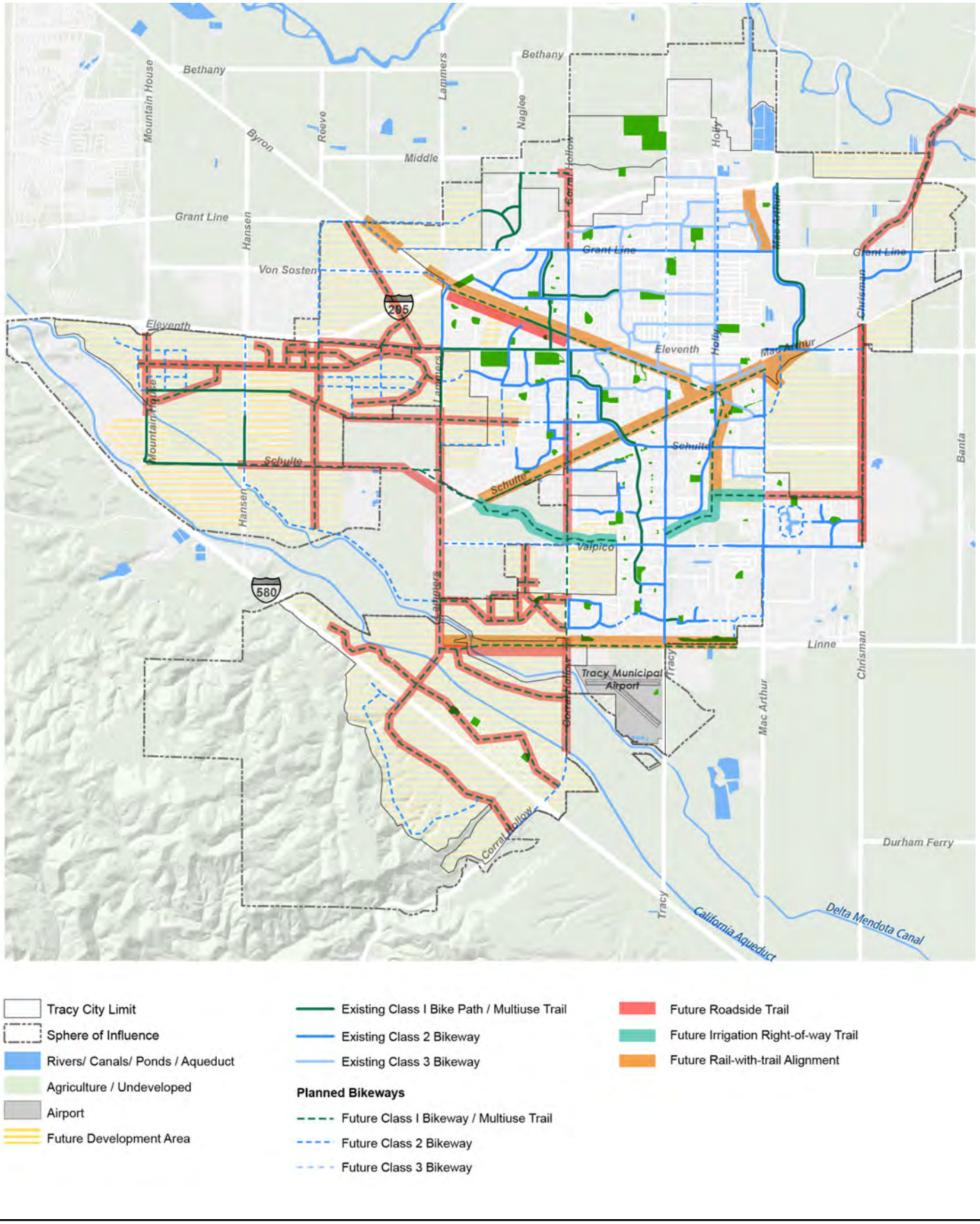
Figure 6: Access to Neighborhood and Community Parks

PRTMP, PFMP, and PSMP Update Project

Initial Study



Source: City of Tracy PRTMP, 2021

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Figure 7: Off-Street Trail Opportunities
PRTMP, PFMP, and PSMP Update Project
Initial Study

Citywide Public Facilities Master Plan

Background and Purpose

The proposed PFMP Update aims to align community objectives for public facilities with the City's overall planning goals and Capital Improvement expenditures. The PFMP Update builds upon the 2013 PFMP's goal of portraying clear objectives for public facilities, establishing a future vision and achieving strategies to implement facility improvements. This plan acts as a navigational guide for the City and will help inform decision-makers and the public about the City's future public facilities goals. While the PFMP Update has a 30-year horizon, planning and expenditure focus on the next 10 years. Future updates to the Plan are recommended every 10 years to ensure alignment of goals and improvement expenditures with operational and community needs.

The proposed PFMP Update serves to inform community members of the benefits that focused expenditure on needed Capital Improvements and deferred maintenance solutions would bring to the City. The PFMP Update addresses short- and long-term City goals and objectives for facility investments and future improvements. A Facility Condition Assessment was prepared to document current working conditions and needs of various City departments. While existing facilities may serve the City needs over the next five to ten years, it is likely that new construction would be required beyond the 10-year horizon. Accordingly, the PFMP Update proposes large expenditures on prioritized projects from now until 2042. The proposed projects are presented as solutions to align community growth with City goals. Major components of the PFMP Update include planning and review of staff public spaces (space planning), conditions of existing facility components and repair needs (facility assessments and deferred maintenance projects), and major capital expenditures that would improve the state of public facilities (CIP projects). Planning, assessment, and surveying processes related to these major components considered the City's expanding SOI with the focus of serving residents equally, interdependent of locations of residences within the City.

Evaluation of Existing Facilities

Based on evaluation of current conditions, the PFMP Update found that City facilities are generally in fair condition. Current facilities serve the population well, but deterioration is present due to aging construction. **Table 2: Public Facility Existing Facilities** provides results from the PFMP evaluation.

Table 2: Public Facility Existing Facilities	
Facility	**Condition Rating[1]**
City Hall	4.1
Support Services Building	3.6
Community Center	3.5
Senior Center	4.0
Police Annex	3.4
Fire Administration	3.8
Police Station	3.3
Transit Station (new)	3.6
Animal Shelter	4.1

Table 2: Public Facility Existing Facilities	
Facility	**Condition Rating[1]**
Tracy Library	3.5
Joe Wilson Pool	4.2
Sports Complex Meeting Room	3.3
Tracy Historical Museum	3.2
Grand Theatre	3.7
Lammersville School	3.1
Town Hall and Jail	3.1
Old Corp Yard	2.6
Boyd Service Center (Overall)	3.5
Tracy Municipal Airport – 3 Series Hangars	3.4
Tracy Municipal Airport – 4 Series Hangars	3.6
Tracy Municipal Airport – B Series Hangars	3.7
Tracy Municipal Airport – F Series Hangars	2.7
Tracy Municipal Airport – G Series Hangars	2.7
Skyview Aviation	3.6
Notes: [1] Rating Categories: (5) Excellent/Compliance, (4) Good, (3) Fair, (2) Poor, (1) Critical/Non-Compliant	

City buildings approaching the end of their useful service include airport facilities and Public Works shops. Most other facilities contain remaining service life with deferred maintenance recommendations implemented. However, employee distribution is inefficient for public service operations and is no longer efficient in terms of space use, expended efforts related to collaboration or energy use. A general overview of improvement areas include:

- Interior finishes and furnishings show evidence of age and wear.
- Mechanical, electrical, and plumbing (MEP) updates are required.
- Most parking lots require resurfacing and new striping paint.
- Minor structural cracking is present at some facilities.

Recommended Improvements

Deferred Maintenance

Based on the PFMP Update facilities analysis, approximately 60-percent of the City's existing owned-facilities require renovation and 40-percent require continued maintenance. No buildings are in need of extensive remodeling to address safety concerns. **Table 3: PFMP Update Deferred Maintenance Needs** provides a summary of proposed improvements to existing facilities and implementation timeline.

Table 3: PFMP Update Deferred Maintenance Needs		
Facility	**Deferred Maintenance Needs**	**Implementation Timeline**
City Hall*	Requires interior renovations. Space renovations focus on public lobby and second flood Development Services/City Manager's Offices. Recommended projects are related to recommended improvements at the Civic Center Complex; foundation investigation; ADA compliance projects; and HVAC equipment replacement.	2026 - 2031
Support Services	Recommend replacement with a larger multi-story facility. Projects include site maintenance to pavement markings and landscape walls; emergency generator; interior renovations and restroom modernization; MEP improvements; exterior improvements and roof maintenance; minor ADA compliance projects.	--
Community Center*	Site improvements; striping repair; landscaping; parking lot improvements; wall and door maintenance; roof improvements; interior renovations and MEP maintenance; minor ADA compliance projects.	2027 – 2029
Senior Center	Site improvements, exterior maintenance, minor ADA compliance projects.	--
Police Annex	Parking improvements; exterior and interior renovations; MEP maintenance; ADA compliance projects.	2022 – 2023
Fire Administration	Site maintenance, painting, and cleaning of exterior envelope; interior renovations; boiler replacement; moderate ADA compliance projects.	2028 – 2030
Transit Station	Site renovations and cleaning; exterior painting and door hardware; roofing improvements; water piping maintenance; ADA compliance projects.	--
Animal Shelter	Site resurfacing and landscape structure maintenance; exterior painting, roof access, interior renovations and minor ADA projects.	2024 – 2026
Tracy Library	Site resurfacing, gutter and downspout maintenance; tile flooring replacement; HVAC equipment replacement; light rearrangement of furniture for ADA compliance.	2026 – 2027
Joe Wilson Pool	Exterior maintenance; kitchen tile flooring replacement; locker room services maintenance; ADA compliance projects.	--
Sports Complex Meeting Room	Site repaving, exterior and door maintenance, interior renovations, MEP maintenance, ADA compliance projects.	2025 – 2027

Table 3: PFMP Update Deferred Maintenance Needs		
Facility	**Deferred Maintenance Needs**	**Implementation Timeline**
Tracy Historical Museum	Site improvements, exterior renovations, roof maintenance, interior renovations, leakage repair, ADA compliance projects.	2029 – 2031
Grand Theater*	Site and exterior improvements, structural investigations, interior renovations, new fire sprinklers, and ADA compliance projects.	2023 – 2025
Lammersville School	Parking lot construction, deteriorated wood replacement, ADA compliance projects.	--
Tracy Town Hall and Jail	Site painting, exterior renovations, interior renovations, ADA compliance projects.	--
Old Corp Yard	Site repaving, roofing improvements and interior renovations.	--
Boyd Service Center (Overall)*	Site repaving and other improvements, shop renovations and modernization.	2022 – 2027
Notes: *Owned assets will be renovated to improve facility conditions for the public and working environments for staff. Major renovations will take place within City Hall to better align spaces with departmental needs. Swing space for construction may be provided by surrounding Civic Center buildings that are vacated as part of the PSMP or PRTMP.		

New Facilities

Seven new capital improvement projects are recommended for construction over the next ten years. **Table 4: New Projects** provides a summary of proposed new facilities.

Table 4: New Projects		
Facility	**Project Details**	**Implementation Timeline**
Aquatics Center	Supplement to the Joe Wilson Pool as another recreational aquatic facility for the City. Amenities include multiple pools, water slides, and a lazy river. See PRTMP for further information.	Phase 1: 2025 – 2028 Phase 2: 20297 - 2029
Temporary Emergency Housing	Would allow the City to respond to increased levels of homelessness in the area. The facility is proposed east of the City's Joint Wastewater Treatment Plant and would house 30 occupants.	2022
Multi-Generational Recreation Center	Supplement to the Community Center and Senior Center. Potential spaces to be programmed include a gymnasium multi-purpose room, tech offerings, educational kitchen,	Phase 1: 2025 – 2028 Phase 2: 2029 - 2031

Table 4: New Projects		
Facility	**Project Details**	**Implementation Timeline**
	administrative and support spaces. Envisioned at 50,000 square feet.	
Transit Maintenance/ Public Works Corporation Yard Supplement	Would allow improved vehicle maintenance, storage, office and shops space for both Transit Division and Public Works. Potential functional spaces to be programmed include bus maintenance bays, transit offices and training space, electric charging infrastructure, bus wash, and bus parking. Public Works spaces may include offices, shops, and parking. Envisioned at 18,000 square feet.	2023 – 2027
Tracy Hills Public Works Annex	Provide parking and office space for up to two Public Works employees. Office space would be designed to be shareable and provide auxiliary work space and equipment storage areas.	2021 – 2022
New Library	Supplement to the existing library system. Potential program offerings include educational space and a teen center. Envisioned at 30,000 square feet.	2029 – 2031
Administration Building	Allow workspaces for City staff currently split between the Social Services Building, Police Annex, and Social Services Trailer. Recommended at a minimum of 21,000 square feet.	2025 – 2028

Cost Estimations

Projects are prioritized in the PFMP Update 10-year plan which includes cost and scheduling estimates for Capital Improvement Program (CIP) new construction projects, deferred maintenance, and CIP renovation projects. Each new design, renovation, or deferred maintenance project includes a 15-percent General Contingency and additional 10-percent Design and Construction Management Contingency. Implementation within 10 years requires the City to spend $20 to $25 million annually over the initial 10-year period. Total implementation costs are estimated at approximately $205 million for CIP new construction, $28 million for deferred maintenance, and $88 million for CIP renovations, for a total of approximately $321 million.

Public Facility Design Guidelines

The PFMP Update augments existing City design and construction guidelines with regional-appropriate measures to achieve sustainability, including extending the survivability of facilities. Additionally, design guidelines focus on sustainable and passive design with climate-adapted techniques. Passive survivability can be achieved by incorporating sustainable design features that have been actively promoted in the green building community, including:

- High efficiency thermal envelope,
- Cooling-load avoidance strategies,

- Capabilities for natural ventilation,
- Passive-solar heating,
- Natural daylighting,
- Generating and storing photovoltaic electricity,
- Water storage, and
- Solar water heating.

A full menu of extended survivability and sustainable design features is provided in PFMP Section V. Space Standards and Design Guidelines.

Additionally, the PFMP Update Design Guidelines consider the implications of Covid-19 on building design. The PFMP Update includes recommendations that enable and encourage people to spread out in response to concerns surrounding future viruses:

- Reduce open offices,
- Spread workstations further apart,
- Utilize automation (doors, elevators, hands free switches) to minimize contagion,
- Specify antibacterial fabrics and finishes,
- Upgrade air-filtering systems, and
- Flexible building design.

Citywide Public Safety Master Plan

Background and Purpose

The proposed PSMP Update portrays a clear statement of community objectives for public safety, establishes a vision for the future and outlines associated implementation strategies. The PSMP Update promotes a future land use pattern that is consistent with the community's long-range goals. The information and concepts presented in the PSMP Update are used to guide local decisions regarding public uses of land and the provision of public safety facilities and services. The PSMP Update is intended to be used as a guideline document for the identification of public safety facilities needed to serve future land development projects under the build-out condition for the City's SOI. The PSMP Update is also a guideline document for the identification of public safety upgrades needed to adapt existing spaces to new or expanded uses. Finally, the document serves as a reference for existing public safety facilities and their functional characteristics. The combination of existing and proposed public safety facilities meet the needs to serve the City's Sphere of Influence area under ultimate build-out land use conditions (per the City's General Plan, as supplemented by additional land use assumptions provided by City staff).

Evaluation of Existing Conditions

The City of Tracy's 240 full-time-equivalent public safety staff are located in public safety facilities totaling approximately 108,000 square feet. These facilities are organized in an efficient manner, although significant space separation issues and building deficiencies in both Police and Fire Departments. Of the 108,000 square feet, the following spaces require replacement:

- Fire Station 94 – Identified as "poor" condition, in need of prompt renovation or repair. The existing 5,600 square foot facility requires relocation to larger facility at new location for improved coverage.
- Fire Station 97 – Identified as "Fair" condition, in need of renovation or repair in the near future. The existing 3,000 square foot facility requires relocation to larger facility at new location for improved coverage. The existing property would be sold by the City.
- Police Department Annex, Investigations – Identified in "poor" condition, in need of prompt renovation or repair. The existing 9,800 square foot Police Department Annex, housing Investigations, requires demolition due to lack of accessibility, lack of essential service compliance, and unsuitability for renovation due to concrete jail infrastructure. This space requires replacement for co-location with the Police Department for improved coordination. Demolition also facilitates Civic Center expansion in place of existing Police Department.
- Police Department North Annex, Evidence – Identified in Excellent condition, but is a leased facility. The existing 16,800 square foot facility requires permanent replacement for co-location with Police Department for improved chain-of-custody.

Space Standards and Functional Flow

PSMP Update space standards were informed by a combination of existing space and review of normal and customary space for similar functions in other jurisdictions. The 25-year-old Police Department

building has a number of deficiencies, the basic quality and space allocation of the facility is a good indicator of the size and quality of spaces the City desires for the Department. Currently, the Police Department's space deficiencies relate to increased demand since completion of the building. Accordingly, the space projections described within the PSMP adjustment for functions that expanded or displaced other functions.

Similarly, the Fire Administration Building provides a good indication of the intended provision for the administrative and office functions. The primary concern for the Fire Department is placement of new stations to cover growth areas of the City. Fire Station 95, under construction, will become the department's newest facility, representing the operational characteristics it wants for future stations. **Table 5: PSMP Update Space Standards** lists the employee standards for the City of Tracy public facilities identified in the PSMP Update.

Table 5: PSMP Update 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

Staff and Space Need Projections

The PSMP Update 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 6: Summary of Public Safety Space Needs**, lists existing, unmet, and buildout public facility space needs identified in the PSMP Update. 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 6**, but because these are unmet needs they are nonetheless excluded fromthe final impact fees.

Table 6: Summary of Public Safety Facility Needs

Department	Existing Space	Fiscal Year 20/21 Need	Existing Unmet Need	Buildout Need	Change in Future Need
Police					
Service Center	27,616	40,300	12,684	56,200	15,900
Animal Services	9,692	9,692	0	15,592	5,900
Police Training	2,296	10,993	8,697	15,200	4,207
Police Subtotal	39,604	60,985	21,381	86,992	26,007
Fire					
Administration	9,646	7,270	0	8,250	980
Fire Stations	23,820	23,820	0	52,780	28,960
Fire Training	0	0	0	8,130	8,130
Fire Subtotal	33,466	31,090	0	69,160	38,070
Communications					
Radio Communications Facilities	0	166	166	400	234
Communications Subtotal	0	166	166	400	234
Public Safety Total	**73,070**	**92,241**	**21,548**	**156,552**	**64,310**

Source: Citywide Public Safety Master Plan Update; Indigo, June 2021.

Master Plan Update Program

Fire Facilities Citywide

The PSMP Update supports the adoption of Fire Station 95, a 7,100 square foot facility currently under construction at 7151 Tracy Hills Drive, as the basis of design for future fire stations of similar size. The standards also recommend the construction of a new Fire Station 99 in the Ellis Specific Plan area, bringing the total fire station facilities to 52,800 square feet through build out. Finally, a new 8,100 square foot Fire Training Facility has been designed for 1399 South Chrisman Road. This facility represents a needed upgrade, including training apparatus specifically designed for fire training.

Police Facilities Citywide

The City's population is expected to reach approximately 137,000 persons by build out. The Police Department will need to grow to 230 personnel, including 152 sworn officers, to serve this population at a ratio of 1 sworn officer per 11 residents. This need is over twice the capacity of the original Police Facility at 1000 Civic Center Drive. Additionally, the Investigations and Evidence Divisions are currently operating from separate facilities, resulting in inefficiencies. Police facilities benefit from a single headquarters building. Accordingly, the PSMP Update supports complete renovation and expansion of the Civic Center Police Facility. A two-story addition of 28,600 square feet would result in a new 56,200 square foot Civic Center Public Safety Facility at build out. The project would include a new vehicle sallyport and ancillary building, increasing parking from 175 parking spaces to up to 243 spaces. The PSMP Update also supports upgrading the existing 2,300 square foot training facility at 6649 South Tracy Boulevard and adding an additional 12,900 square feet of training facilities.

Public Safety Communications Tower and Radio System

The existing SCFA radio system, located at Tracy Police Building, is past the manufacturer's end of support and end of life. The new Public Safety Communications Tower and Radio System recommended by the PSMP would deliver consistently stronger signals to address future development. By build-out, Tracy Fire Station 92 would become the hub of the SCFA network. In addition, the PSMP Update supports upgrades to the radio room at the Civic Center Police Building to provide near term radio system improvements.

Cost Estimations

The PSMP Update 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 Update. 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.

Design Guidelines

The PSMP Update includes review of existing City design and construction guidelines with additional recommendations relevant to the PSMP Update. Key extended survivability and sustainability features recommended for the buildings included in the PSMP Update 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 and ventilation to improve workplace quality and 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 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.

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SECTION 4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below are potentially affected by this project, involving at least one mitigation measure as indicated by the checklist on the following pages.

☐	Aesthetics	☒	Agricultural and Forestry Resources	☒	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Energy
☒	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	☒	Tribal Cultural Resources
☐	Utilities and Service Systems	☒	Wildfire	☒	Mandatory Findings of Significance

SECTION 5.0 DETERMINATION

On the basis of this 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.

1/20/22

Signature Date:

William Dean, Interim Development Services Director

SECTION 6.0 ENVIRONMENTAL EVALUATION

This section evaluates the potential environmental effects of the proposed Project using the environmental checklist from the State *CEQA Guidelines* as amended. The definitions of the response column headings include:

A. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant after the implementation of feasible mitigation measures. The impact may warrant additional analysis within a Subsequent or Supplemental EIR.

B. "Less than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measure has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."

C. "Less Than Significant Impact" applies where the project creates no significant impacts, only Less than Significant Impacts and no mitigation is required.

D. "No Impact" applies where the project does not create an impact in that category.

I. AGRICULTURAL AND FORESTRY RESOURCES

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?	☐	☒	☐	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☒	☐	☐

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Less Than Significant 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 and its SOI 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 in the City, 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 future infrastructure and/or facility development and improvements facilitated by the proposed Project would traverse or disturb Farmland of Statewide Importance. Most proposed improvements would occur on properties proximate to existing residential communities or other developed areas of the City. While future development of trails facilitated by the PRTMP Update would occur near farmland, they would not displace existing agriculture uses. Therefore, no significant impacts would occur in these instances.

As discussed in the General Plan EIR, the City currently uses several regulatory tools for the protection of agricultural resources, including its participation in SJMSCP 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 PRTMP, PFMP, and PSMP Update projects proposed on agricultural land would be subject to these regulatory requirements.

For facilities that would occur within land designated as Agriculture (PRTMP Update bike trails and parks; PFMP Update Tracy Hills Annex, Aquatic Center, and Temporary Emergency Housing) 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 SJMSCP 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 Phase II Master Plan infrastructure projects proposed on agricultural land would be subject to these regulatory requirements. More specifically, PRTMP Update bike trails and parks; PFMP Update Tracy Hills Annex, Aquatic Center, and PFMP Temporary Emergency Housing 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 AG-1.

> ***Mitigation Measure AG-1:*** *Prior to issuance of grading permits for any new parks, recreation, or trails; public facilities, or public safety 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.*

With implementation of the above mitigation measure, the impact of recommended improvements on conversion of farmland to non-agricultural uses would be less than significant. This would not be a new specific impact or a substantial increase in the severity of an impact that was identified in the General Plan EIR.

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

No Impact. 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 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 recommended improvements identified by the proposed PRTMP, PSMP, and PFMP Updates would be necessary during the total buildout development scenario analyzed in the General Plan EIR and therefore would not be expected to result in any greater conversion of Williamson Act lands than identified in the General Plan EIR. As such, no impact would result.

Threshold (c) Would the project 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))?

No Impact. No land located within the City or its SOI is currently classified as forest land, timberland, or timberland zoned for production. Therefore, recommended infrastructure improvements identified by the proposed PRTMP, PFMP, and PSMP Updates would not conflict with existing zoning or cause rezoning of any such land. As such, no impact would result.

Threshold (d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Refer to Response II(c), above.

Threshold (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 or conversion of forest land to non-forest use?

Less Than Significant with Mitigation Incorporated. 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 recommended infrastructure improvements identified in the PRTMP, PFMP, and PSMP Updates would accommodate the growth envisioned for buildout of the General Plan. Thus, Project implementation would not be expected to result in any greater impacts than identified in the General Plan EIR.

Further, as described in Response II(a), above, proposed improvements would be subject to Mitigation Measure AG-1 which would reduce potential impacts to the greatest extent feasible. Following compliance with Mitigation Measure AG-1, a less than significant impact would occur.

Cumulative Impacts

The proposed PRTMP, PFMP, and PSMP Updates identify parks, recreation, or trails; public facilities, or public safety improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Because of this, implementation of the Phase II Master Plan would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact related to agricultural resources to occur, nor an increase in the severity of an impact related to agricultural resources previously disclosed in the General Plan EIR, with implementation of the mitigation measure discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

II. AESTHETICS

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	☐	☐	☒	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

RESPONSES TO CHECKLIST QUESTIONS

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

Less Than Significant Impact. Most of the visual resources within the City and its SOI are associated with the open space and agricultural resources of the surrounding area and are a valued local asset for the community. The following scenic resources contribute to the Tracy Planning Area's heritage:

- 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.
- 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, the windfarms are visible from Tracy on clear days.

Future development of infrastructure, facilities and/or improvements outlined in the PRTMP, PFMP, and PSMP Updates would involve future 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 its SOI. While the PRTMP, PFMP, and PSMP Updates mainly propose improvements or expansions of existing facilities, future construction 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. Therefore, impacts would be less than significant.

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

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. Future development of infrastructure and/or facilities facilitated by the proposed Project 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. The General Plan EIR did not identify any significant visual resources, including trees, rock outcroppings, or historic buildings within the I-580 corridor. The PRTMP, PFMP, and PSMP Updates do not propose direct construction of parks, recreation or trails, public facilities, or public safety facilities; rather, they collectively provide capacity for future infrastructure or facility improvements. Potential aesthetic impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, PRTMP, PFMP, PSMP, and Municipal Code. Following compliance with the established regulatory framework, a less than significant impact would occur.

Threshold (c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

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, would 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 infrastructure, improvements and/or facilities identified by the PRTMP, PFMP, and PSMP Updates would accommodate growth envisioned for the City by the General Plan buildout, development of infrastructure facilitated by implementation of the proposed Project would not 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.

The PRTMP Update outlines park design guidelines that would serve to improve the visual character of the park sites and their surroundings. These guidelines include:

Identity

- P-2: Working within that overall system identity, develop distinct themes for each park site to establish a unique character. Themes may be expressed through the use of colors, materials, custom furnishings, structures, and plant selections.
- P-3: Items of historic or cultural significance, public art and historic and environmental interpretive elements should be considered for inclusion in all park sites to contribute to individual character.

Entry and Perimeter Treatment

- P-6: Ensure that the exterior appearance of the parks is attractive from adjacent public areas. Signage, openness, fence materials if applicable, and planting should be carefully designed to enhance park appeal.

Site Organization and Relationships

- P-20: Through placement of recreation features and use of mitigation techniques, design parks in a way that minimizes impacts such as noise and lighting on neighboring properties.

Features and Amenities

- P-29: Select all paving, site furnishing, and landscape materials based on durability as well as aesthetic value. Integrate park equipment that is specifically designed to withstand vandalism, graffiti, and fire, as noted on a City-approved list of site furnishings.

Lighting and Fencing

- P-38: Limit Fence and gate use to areas where such elements are necessary (such as select entry points and play areas to protect young children). Where fences and gates are used, use the least sight-limiting fence and gate heights possible, and the least sight-limiting fence and gate materials possible.

Signage

- P-39: Provide standard entry signage that identifies the park name and promotes a positive and consistent identity for Tracy's park system. New parks created through a specific plan have the option of creating a unique park monument.
- P-43: Use established graphic communication components, including park agency and site logos, colors, fonts, etc., in promotional material related to park events and programming.

Landscape

- P-44: Use landscape as an element of Crime prevention through Environmental Design (CPTED), including
    - Allowing unobstructed views of surrounding areas and promoting public safety and security.
    - Following a planting strategy to avoid the need to maintain plants to size smaller than their natural habit, i.e., avoid plants that will limit clear sightlines into the park.

Dual Use Drainage Basins

- P-53: In order for storm drainage basins to successfully serve as dual-use park space, they must have typical recreation amenities. These amenities may include sports fields, play areas, picnic areas, nature viewing areas, shade structures, and enhanced landscape (including trees with large canopies that provide shade).

The PRTMP Update also outlines trail design guidelines that would serve to improve the visual character of the trails and their surrounding areas, these include:

Identity

- T-1: Establish and follow a baseline vocabulary for attractive, well-designed, commonly placed site elements for standard, system-wide identity. Baseline elements include signage and furnishings.
- T-2: Working within that overall system identity, develop distinct themes for each trail to establish a unique character. Themes may be expressed through signage, custom furnishings, and plant selections.
- T-3: Historic and environmental interpretive elements should be included to contribute to trail character.

Trail Surface and Cross-Section

- T-4: Off-street shared use (pedestrians, bikes, and other non-motorized use) trails should generally have the following basic design characteristics:
    - Paved (asphalt or compacted AB) trail.
    - Preferred width of 16', including two shared 6' travel lanes and two 2' shoulders.
    - 10'-12' trail width acceptable where context requires.
    - Opportunity zones for amenities in additional 4' right-of-way where possible.

Trail Entry and Access

- T-10: Maintain good sight lines from public streets and buildings and create clear entrances and clear boundaries, following principles of Crime Prevention through Environmental Design (CPTED).

Features and Amenities

- T-21: Select all paving, site furnishing, and landscape materials based on durability as well as aesthetic value.

Lighting and Fencing

- T-28: Barriers and fencing must successfully ensure privacy and prevent access, while also supporting a good trail experience.
    - Trails should be separated from the back yards of private property by plantings backed by fences, which should be eight feet in height. Plantings should be minimal to reduce water use and maintenance costs.

- Trails should be set back and buffered from rail lines and arterial roadways as defined in the Bikeways Master Plan and in Policy 10c.
- Trails should be separated from irrigation canals by barriers that meet code requirements while preserving views of the canal.

Signage

- T-29: Pride standard trailhead signage that identifies the trial name and promotes a positive and consistent identity for Tracy's trial system

Landscape

- T-33: Preserve habitat and natural resources with trail development.

The PFMP Update provides design recommendations that all future public facilities projects would adhere to. Land Use Guidelines, Community Character Urban Design Principles, and Public Facilities and Services all include aesthetic aspects that the projects would implement as outlined in the City of Tracy General Plan. In addition to the General Plan, projects would comply with the Civil Engineering and Construction Guidelines, Parks and Streetscape Design Guidelines, and the City of Tracy Sustainability Action Plan 2011. Facility Design recommendations would require COVID-19 building design compliance as outlined in the PFMP Update.

The PSMP Update notes that future public safety infrastructure and/or facility construction and improvement would comply with the City's General Plan. Additionally, projects facilitated by the PSMP Update would comply with the City's Civil Engineering and Construction Guidelines, Urban Design Guidelines, Architectural Design Guidelines, Sustainability Measures, Engineering Design & Construction Standards. Accordingly, following compliance with the established regulatory framework and Master Plan design guidelines, the Project would not conflict with applicable zoning or regulations governing scenic quality. 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.

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

Less Than Significant Impact. Future development of infrastructure, facilities and/or improvements facilitated by the proposed Project could potentially create new sources of 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. 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 infrastructure and facility improvements identified by the PRTMP, PFMP, and PSMP Updates would be necessary to support the buildout development scenario analyzed in the General Plan EIR, impacts associated with the

proposed Project would not be expected to be any greater than those identified by the General Plan EIR. Additionally, the PRTMP Update outlines a focus on implementing high quality lighting in parks to eliminate glare and light pollution/spilling by select lighting fixtures, energy efficient technology, and automatically adjusting lighting patterns. Sports field lighting in neighborhood parks would be avoided and mitigated through placement and design of recreation features.

Further, future infrastructure projects would comply with Title 10.08.4000 of the Tracy Municipal Code which requires that site plans and architectural design include exterior lighting and devices. Adherence to required City lighting standards would reduce potential impacts to less than significant and no mitigation is required.

Cumulative Impacts

The potential aesthetic impacts related to views, aesthetics, and light and glare are site specific. While impacts are minimized through compliance with City standards, General Plan policies and the City's development review process, impacts related to aesthetics across the City considered cumulatively significant and unavoidable in the General Plan EIR. As identified in the General Plan EIR, the General Plan buildout would change the visual aspect of and views from, to, and across the City, add new development to viewsheds, bring urban development to a rural and agricultural area, resulting in cumulatively considerable contributions to significant impacts on scenic vistas, scenic resources within a State scenic highway, and visual character.

As discussed above, the proposed Project would not cause a new aesthetic impact to occur, nor an increase in the severity of an aesthetic impact previously disclosed in the General Plan EIR. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

III. AIR QUALITY

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
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:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. 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?	☐	☒	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

RESPONSES TO CHECKLIST QUESTIONS

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

No Impact. The proposed Project lies within the central portion of 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 and is tasked with implementing programs and regulations required by the federal and State Clean Air Acts. 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 Air Quality Plan (AQP), the project must be consistent with the goals, objectives, and assumptions in the respective plan to achieve Federal and State air quality standards. Additionally, both construction-related and long-term emissions are required to be quantified and compared to the SJVAPCD significance thresholds.

The infrastructure, improvements and/or facilities identified by the PRTMP, PFMP, and PSMP Updates would accommodate the anticipated growth from buildout of the General Plan and recent changes in land use development patterns. Thus, neither the PRTMP, PFMP, nor the PSMP Updates would result in greater vehicle miles traveled (VMT) than studied in the General Plan EIR and neither master plan could result in a conflict with SJVAPCD AQPs. Implementation of the PRTMP, PFMP, and PSMP would not be expected to result in any greater impacts than identified in the General Plan EIR. Therefore, the Project will not impact the implementation of any applicable air quality plan, thus there would be no impact.

Threshold (b) Would the project 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?

Less Than Significant With Mitigation Incorporated. Air quality emissions would be generated during operation and construction of the proposed Project. Because of the region's non-attainment status for ozone, $PM_{2.5}$, and PM_{10}, if project-generated emissions of either of the ozone precursor pollutants (i.e., ROG and NO_X), PM_{10}, or $PM_{2.5}$ would exceed the SJVAPCD's significance thresholds, then the proposed Project uses would be considered to conflict with the attainment plans. Discussion of construction and operational-related air quality impacts is provided below.

Construction

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

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

Control measures are required and enforced by the SJVAPCD under Regulations IV and VIII. The SJVAPCD considers construction-related emissions from all projects in this region to be mitigated to a less than significant level if SJVAPCD-recommended PM_{10} fugitive dust rules and equipment exhaust emissions controls are implemented. The proposed Project would be required to comply with all applicable measures from SJVAPCD, including Rules 4201, 4202, and 8011 through 8071.

The PRTMP, PFMP, and PSMP Updates identify parks, recreation, or trails; public facilities, or public safety infrastructure improvements necessary to accommodate the growth envisioned by the General Plan through buildout, as analyzed in the General Plan EIR. 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 PRTMP, PFMP, and PSMP Updates. However, **Table 7: Typical Project Unmitigated Construction Criteria Pollutant Emissions,** below shows the construction emissions results for the typical facilities that may be constructed as a result of implementation of the PRTMP, PFMP, and PSMP Updates. The analysis includes the construction of a 50,000 square foot recreational center, 124,000 square foot parking lot, and a 9.22-acre park.

Table 7: Typical Project Unmitigated Construction Criteria Pollutant Emissions						
Year	**Pollutant (maximum tons per year)1**					
	ROG	**NOX**	**CO**	**PM10**	**PM2.5**	**SOX**
2025	0.67	2.53	2.91	0.49	0.22	0.00
SJVAPCD Significance Threshold [2]	10	10	100	15	15	27
Exceed SJVAPCD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
1. Emissions were calculated using CalEEMod version 2020.4.0. PM_{10} and $PM_{2.5}$ estimates assume 50 percent control of fugitive dust from watering and associated dust control measures provided by water trucks as specified. 2. San Joaquin Valley Air Pollution Control District, updated 2015. Source: Refer to the CalEEMod outputs provided in Appendix A, *Air Quality and Greenhouse Gas Modeling Data*.						

The results of the emissions modeling were compared with the SJVAPCD thresholds of significance for criteria pollutant emissions (see **Table 7**). The modeled results indicate that construction emissions from proposed facilities from the PRTMP, PFMP, and PSMP Updates would not considerably increase any of the criteria pollutants for which the project region is in non-attainment. However, the Project shall implement Mitigation Measure AQ 4.3-1 described below to ensure short-term construction emissions for individual projects from the PRTMP, PFMP, and PSMP Updates would be less than significant.

Mitigation Measure AQ 4.3-1: *Prior to the issuance of grading permits the contractor for individual infrastructure improvement 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).*

Operations

Long-term operational emissions would be generated from the day-to-day operations of the buildout of the PRTMP, PFMP, and PSMP Updates infrastructure and/or facilities. Operations would involve three primary activities that would generate air emissions: 1) electricity generation from operations of PRTMP, PFMP, and PSMP facilities and associated infrastructure; 2) landscape maintenance of park lands, open spaces, and trails; and 3) mobile source emissions from employees and users of the PRTMP, PFMP, and PSMP Update facilities. Further, long-term electricity and fossil fuels would be necessary in certain instances to operate some of the infrastructure identified by the three Master Plans (e.g., parks, trails, bikeways, public facilities, public safety facilities, etc.). However, operational emissions from the identified infrastructure would be minimal and would accommodate the City's anticipated growth under the near-term (2025), future (2040), and buildout of the General Plan. Thus, the Project would not be expected to result in any greater impacts than identified in the General Plan EIR and impacts would be less than significant.

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

Less Than Significant 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 infrastructure, improvements and/or facilities identified by the PRTMP, PFMP, and PSMP Updates could result in pollutant emissions from short-term construction activities. However, these emissions would be temporary in nature and would cease upon construction completion. In addition, implementation of Mitigation Measure AQ 4.3-1 would ensure that short-term construction impacts are less than significant.

During operations, the infrastructure identified by the PRTMP, PFMP, and PSMP Updates (generally consists of public facilities, public safety facilities and infrastructure, parks, open spaces, trails, bikeways, etc.) would not be expected to expose sensitive receptors to substantial pollutant concentrations as the infrastructure identified in the PRTMP, PFMP, and PSMP Updates do not typically emit substantial amounts of noxious or hazardous pollutants. Thus, the improvements identified by each of the Master Plans would be expected to result in less than significant impacts in this regard.

Threshold (d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Less Than Significant Impact. 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.

Additionally, parks, recreation, and trails; and public facilities generally do not emit objectional odors. Thus, during the operational phase, infrastructure and/or facilities facilitated by the proposed PRTMP, PFMP, and PSMP Updates would not be anticipated to create objectionable odors that could affect a substantial number of people. Therefore, operational impacts would be less than significant.

Cumulative Impacts

A project that has a significant impact on air quality with regard to emissions of PM_{10}, $PM_{2.5}$, NO_X and/or ROGs as determined above would have a significant cumulative effect. In the event direct impacts from a project are less than significant, a project may still have a cumulatively considerable impact on air quality if the emissions from the project, in combination with the emissions from other proposed, or reasonably foreseeable future projects are in excess of screening levels identified above, and the project's contribution accounts for more than an insignificant proportion of the cumulative total emissions. With regard to past and present projects, the background ambient air quality, as measured at the monitoring stations maintained and operated by the SJVAPCD, reflects the concentrations of pollutants from existing sources. Past and present project impacts are therefore included in the background ambient air quality data.

As discussed above, the proposed Project would not cause a new air quality impact to occur, nor an increase in the severity of an air quality impact previously disclosed in the General Plan EIR, with implementation of the mitigation measures discussed in this section. Additionally, Mitigation Measures AQ 4.3-1 is applicable to the proposed Project and would be expected to reduce the severity of the impact to a less than significant level. Therefore, air quality impacts would not be greater than those previously analyzed. The proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

IV. BIOLOGICAL RESOURCES

WOULD THE PROJECT:

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

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated. The recommended PRTMP, PSMP, and PFMP Updates improvements are within City and its SOI, which are within the jurisdictional boundaries of the SJMSCP. Further, the City of Tracy is an eligible SJMSCP participant. The SJMSCP outlines mitigation measures for species and habitats known or likely to occur in the region. Covered species were reviewed prior to a reconnaissance field survey and cross referenced with California Natural Diversity Data Base (CNDDB) records to refine a targeted list of sites that were sampled. Particular attention was given to

federally and/or state-listed species, plants considered rare by the California Native Plant Society (CNPS 2010, 2012), protected wildlife, and wildlife species of special concern.

The following ten federal and State endangered and threatened plant and wildlife species have the potential to occur on one or more of the proposed City of Tracy long-term master plans project sites: large-flowered fiddleneck, Conservancy fairy shrimp, longhorn fairy shrimp, vernal pool fairy shrimp, valley elderberry longhorn beetle, California tiger salamander, California 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 infrastructure facilities throughout the proposed project area, and would constitute a significant impact under CEQA. However, implementation of the following mitigation measures would facilitate compliance with the SJMSCP and reduce impacts on these species to a less than significant level.

> ***Mitigation Measure BIO-1:*** *-construction surveys shall be conducted by the City (as project proponent) prior to any project-related activities that may impact special status-species identified in Table 8 (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 and habitat within the following Tables 8 and 9 shall be implemented.*

Table 8: Incidental Take Minimization Measures – FESA and CESA Species

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

Table 8: Incidental Take Minimization Measures – FESA and CESA Species		
Species	**Status**	**Incidental Take Minimization Measures**
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-foot setback around occupied habitat, as described in Section 5.2.4.7 of the SJMSCP.
Swainson's hawk (*Buteo swainsoni*)	ST	Retention of nest trees or removal of such trees between September 1 and February 15, as detailed in Section 5.2.4.11 of the SJMSCP.
Giant garter snake (*Thamnophis gigas*)	FT, ST	Full avoidance of giant garter snake known occupied habitat is required. Implement the nine avoidance and minimization measures detailed in Section 5.2.4.25 of the SJMSCP.
San Joaquin kit fox (*Vulpes macrotis mutica*)	FE, ST	Pre-construction surveys prior to commencement of ground disturbance for projects located in the Southwest Zone or Southwest/Central transition Zone, as detailed in Section 5.2.4.1 of the SJMSCP.

Source: City of Tracy Parks Master Plans (New Developments), Citywide Public Facilities Master Plan, Citywide Public Safety Master Plan Update Draft Initial Study. RBF Consulting, February 2013.

Table 9: 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

Table 9: SJMSCP Compensation Ratios		
Habitat type converted from open space use	**Required Compensation Ratio**	**Description**
		of habitat, preserve zero acres of existing habitat. All options result in three acres of preserve.

Source: City of Tracy Parks Master Plans (New Developments), Citywide Public Facilities Master Plan, Citywide Public Safety Master Plan Update Draft Initial Study. RBF Consulting, February 2013.

Future infrastructure and/or facility development facilitated by the PRTMP, PFMP, and PSMP Updates would 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 the State CEQA Guidelines. 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 BIO-2:*** *Incidental take minimization measures shall be completed per the requirements of the SJMSCP, as outlined in Table 8, above. 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 BIO-3:*** *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 for 2022 is as follows, and updates annually:*
>
> > *A. $9,781 per acre for Conversion of Multi-Purpose Open Space Lands*
> >
> > *B. $19,561 per acre for Conversion of Agricultural Habitat Lands and Natural Lands (except for vernal pools)*
> >
> > *C. $174,040 per acre for the wetted surface area of vernal pools and $80,453 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 City of Tracy long-term master plans 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
- 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
- American badger

While the PRTMP, PFMP, and PSMP Updates do not propose construction or operation of specific projects at this time, the potential for injury or mortality of one or more of these species could occur during construction of infrastructure and/or facilities throughout the City and its SOI when these activities commence. 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 BIO-1 through BIO-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 BIO-4:*** *Incidental take minimization measures shall be completed per the requirements of the SJMSCP, as outlined in Table 10 below. 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 10: Incidental Take Minimization Measures – CSSC, State Fully Protected and SJMSCP Covered Species

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

Table 10: Incidental Take Minimization Measures – CSSC, State Fully Protected and SJMSCP Covered Species

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

Table 10: Incidental Take Minimization Measures – CSSC, State Fully Protected and SJMSCP Covered Species

Name	Status	Incidental Take Minimization Measures
Western grebe (*Aechmophorus occidentalis*)	SJMSCP	Establish a 500-foot setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Tricolored blackbird (*Agelaius tricolor*)	CSSC	Avoid breeding colonies whenever possible. Otherwise, establish a 500-foot buffer during the nesting season, as described in Section 5.2.4.16 of the SJMSCP.
Short-eared owl (*Asio flammeus*)	CSSC	Establish a 500-foot setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Northern harrier (*Circus cyaneus*)	CSSC	Establish a 500-foot setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
White-tailed kite (*Elanus leucurus*)	SP	Conduct pre-construction surveys, as described in Section 5.2.4.19 of the SJMSCP.
California horned lark (*Eremophila alpestris actia*)	SJMSCP	Establish a 500-foot setback from nesting areas during the nesting season, as described in Section 5.2.4.17 of the SJMSCP.
Loggerhead shrike (*Lanius ludovicianus*)	CSSC	Establish a 100-foot setback from nesting areas, as described in Section 5.2.4.16 of the SJMSCP.
Western mastiff bat (*Eumops perotis californicus*)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Western red bat (*Lasiurus blossevillii*)	CSSC	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Long-eared myotis (*Myotis evotis*)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.
Yuma myotis (*Myotis yumanensis*)	SJMSCP	Remove colonial roosting trees only outside the nursery/hibernation season and only after dusk, as described in Section 5.2.4.28 of the SJMSCP.

Source: City of Tracy Parks Master Plans (New Developments), Citywide Public Facilities Master Plan, Citywide Public Safety Master Plan Update Draft Initial Study. RBF Consulting, February 2013.

The following plant species are not covered in the SJMSCP, but are tracked by the CNDDB and CNPS:

- California androsace
- big tarplant
- round-leaved filaree
- Lemmon's jewelflower
- Parry's red tarplant
- gypsum-loving larkspur
- hogwallow starfish

These species could be directly construction of infrastructure facilities throughout the Project area. Implementation of Mitigation Measure BIO-3 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, the project proponent would implement Mitigation Measure BIO-5, which requires a species-specific determination of potential significance would be conducted for each plant species by a qualified plant ecologist to determine whether 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 BIO-6 and BIO-7.

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 rarer 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 BIO-5:*** *PRTMP, 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 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 BIO-6: *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 BIO-7: *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 PRTMP, PFMP, and PSMP Update recommendations, including new facilities and renovations to existing facilities could 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 BIO-1 through BIO-7 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.

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

Less Than Significant with Mitigation Incorporated. Ephemeral drainages are located throughout the City and its SOI, and could occur within future PRTMP, PFMP, and PSMP project sites. Future site-specific surveys would be required to determine whether these features meet the definition of a stream and fall under the California Department of Fish and Game (CDFG) jurisdiction. These features, in addition to all canals, ditches, and other irrigation features may qualify as “waters of the state”, in which case, would be subject to regulation by the Regional Water Quality Control Board. The CDFG maintains a “no net loss” policy related to wetlands. As the proposed Project would be within the footprint of the City and its SOI, construction activities that impact areas defined as “wetlands” may be considered significant under CEQA. However, Mitigation Measure BIO-3 identified above and the following Mitigation Measure BIO-8 would reduce impacts to this habitat to a less than significant level.

Mitigation Measure BIO-8: *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.*

Threshold (c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant with Mitigation Incorporated. A detailed wetland delineation was not conducted on any of the PRTMP, PFMP, or PSMP Update project sites. A review of the *United States Fish and Wildlife Service Wetlands Geodatabase* indicated the presence of several potentially protected wetlands. The Future Expansion of Legacy Fields, proposed in the PRTMP Update, falls in an area listed as palustrine farmed. This identifies a nontidal farmed wetland where the soil surface has been mechanically or physically altered for crops. The PRTMP Update outlines policies for Sport Complexes, like Legacy Fields, in which sites with excessive slopes, swales, drainage courses, creeks, wetlands/biological habitat and similar landscapes, where these conditions would not also accommodate recreational use or add to the aesthetics and enjoyment of the park experience would be avoided. Another policy highlighted at sports complex sites are for natural areas, stating they typically maintain 1 percent% of the site for passive recreation, resource/habitat protection, windbreaks, and site aesthetics/character.

Using the *US Fish and Wildlife Service Wetlands Geodatabase,* planned bike paths, identified in the PRTMP Update, may cross over or be developed next to Riverine, or Fresh Emergent Wetland habitats. The Delta Mendota Canal and the California Aqueduct may be subject to the jurisdiction of the USACE. However, the future trails projects are 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. Therefore, future Project activities are unlikely to affect jurisdictional waters. There are no other jurisdictional wetlands identified by the *United States Fish and Wildlife Service Wetlands Geodatabase* that fall within public facility project areas identified in the PFMP Update or PSMP Update. The following avoidance and mitigation measures shall be implemented to reduce the potential impacts to wetlands to a less-than-significant level.

Mitigation Measure BIO-9*: 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.

Threshold (d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant with Mitigation Incorporated. The proposed PRTMP, PFMP, and PSMP Update 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. However, implementation of Mitigation Measures BIO-1 through BIO-4 above would incorporate the implementation of the relevant incidental take minimization measures detailed in the SJMSCP. Implementation of these Mitigation Measures would reduce impacts to nursery sites to less than significant levels and fully comply with the SJMSCP.

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

Less Than Significant Impact. 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 PRTMP, PFMP, and PSMP Update would be required to adhere to the rules and regulations set forth in Chapter 7.08 of the T.M.C. The proposed PRTMP, PFMP, and PSMP Updates 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.

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

Less Than Significant with Mitigation Incorporated. The entire project area is located within the jurisdiction of the SJMSCP. The implementation of Mitigation Measures BIO-1 through BIO-9 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.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Update identify infrastructure improvements, facilities and expansions needed to accommodate future development envisioned by the General Plan through buildout. PRTMP, PFMP, and PSMP Update implementation would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact related to biological resources to occur, nor an increase in the severity of a biological impact previously disclosed in the General Plan EIR, with implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

V. CULTURAL RESOURCES

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Less Than Significant 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 infrastructure identified by the PRTMP, PFMP, and PSMP Update would be necessary during the total buildout development scenario analyzed in the General Plan EIR for this resource. As such, when specific infrastructure identified by the three Master Plans is 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, including Goal CC-3, "Preserve and enhance historic resources" and Policy P3, "New development, redevelopment, alterations and remodeling projects should be sensitive to surrounding historic context."

No facilities associated with the PRTMP, PFMP, and PSMP are proposed in areas that currently contain known historic resources. However, during construction, unknown and/or undocumented historic resources may be uncovered. As a result, infrastructure, improvements and/or facilities identified within the PRTMP, PFMP, and PSMP, would be subject to Mitigation Measure CR-1, which identifies procedures related to historic resource assessment ad preservation. Implement

Mitigation Measure CR-1: *In accordance with the requirements of Tracy General Plan Community Character Element Objective CC-3.1, Policy P4 and P5 if any resources are found during construction, all operations within the project area shall halt until an assessment can be made by appropriate professionals regarding the presence of historic resources and the potential for adverse impacts on these resources. Any resources on private property shall be either preserved on their sites or adequately documented and conserved as a condition of removal. If any resources are found unexpectedly during development, construction shall cease immediately until accurate study and conservation measures are implemented.*

Threshold (b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant 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/SOI 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 infrastructure identified by the PRTMP, PFMP, and PSMP Updates would comply with all General Plan goals, objectives, and policies, including those concerning archeological resources.

Notwithstanding, construction activities associated with implementation of the proposed PRTMP, PFMP, and PSMP Update infrastructure and/or facilities may result in adverse effects on unknown archaeological sites. Accordingly, implementation of Mitigation Measure CR-2 would reduce potential impacts to less than significant.

Mitigation Measure CR-2: *Prior to the issuance of a grading permit for individual infrastructure 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 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.*

Threshold (c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

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 § 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, including Community Character Element Objective 3.1, Policy P6 would reduce any impacts on human remains associated with General Plan buildout to less than significant. Given that the infrastructure identified in the PRTMP, PFMP, and PSMP Updates would occur within the buildout timeframe and footprint of the General Plan, the three Master Plans would not be expected to result in any greater impacts on human remains than identified in the General Plan EIR.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identify infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Accordingly, PRTMP, PFMP, and PSMP Update implementation would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact related to cultural resources to occur, nor an increase in the severity of an impact related to cultural resources previously disclosed in the General Plan EIR, with implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

VI. ENERGY

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
Would the project:				
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Threshold (a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. Future construction of infrastructure and/or facilities and improvements facilitated by the PRTMP, PFMP, and PSMP Updates would consume energy primarily from fuel consumed by construction vehicles and equipment. Fossil fuels used for construction vehicles and other equipment would be used during site clearing, grading, paving, and building. Fuel consumed during construction would be temporary in nature and would not represent a significant demand on available fuel. There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State.

Additionally, project-related design features and mitigation measures would provide fuel and energy reduction during construction. Overall fuel and energy reductions are difficult to quantify; however, certain air quality emission reduction measures would also reduce fuel and electricity use during future construction of PRTMP, PFMP, and PSMP Update facilities. Mitigation Measure AQ-1 would reduce energy consumption by requiring the contractor to minimize equipment idling time. Additionally, all diesel-fueled construction vehicles would be required to meet the latest emissions standards. These measures would further reduce fuel and energy use during all stages of construction and avoid the wasteful, inefficient, or unnecessary consumption of fuel energy. Therefore, construction of the infrastructure, improvements and/or facilities identified within the PRTMP, PFMP, and PSMP Update would not result in inefficient, wasteful, or unnecessary consumption of fuel energy as construction practices would comply with relevant standards.

Project implementation would not induce substantial growth and would not result in significant generation of construction or operational energy usage. During operation, energy consumption and maintenance proposed by the PRTMP, PFMP, and PSMP Updates would involve the same usage and activities as the existing facilities and infrastructure. The parks, trails, public facilities, and public safety infrastructure and equipment necessary would directly consume a minimal amount of energy and would

comply with the State's most current energy efficiency standards. The facilities would generate vehicle trips, however increased fuel consumption would not be inefficient or wasteful.

Furthermore, the Master Plan Updates include the following policies and design guidelines to promote sustainability:

- Design, development, and construction of park and recreation facilities will be based on sustainable guidelines that support resources, water and energy conservation practices and help to reduce greenhouse gas emissions (PRTMP, p. 116)
- Require energy-efficient technology when replacing existing or installing new technologies, including light elements (PRTMP, p. 121)
- Adhere to City of Tracy Sustainability Plan (2011)

Therefore, future operation of the PRTMP, PFMP, and PSMP Update infrastructure and facilities would not result in inefficient, wasteful, or unnecessary consumption of fuel energy. Impacts would be less than significant in this regard.

Threshold (b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. As discussed above, the Project would not result in inefficient, wasteful, or unnecessary consumption of energy. Therefore, the Project would not conflict with or obstruct any State or local plans for renewable or energy efficiency. No impact would occur.

Cumulative Impacts

As discussed above, the proposed Project would not cause a new energy impact to occur, nor an increase in the severity of an energy impact previously identified in the General Plan EIR. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

VII. GEOLOGY AND SOILS

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☒	☐	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☒	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☒	☐	☐
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?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project directly or indirectly cause 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.

Less Than Significant with Mitigation Incorporated. The General Plan EIR identified potential risks associated with ground shaking and earthquake fault rupture in the southwest portion of the City for developments within the buildout timeframe of the General Plan. The suggested infrastructure improvements occur in this timeframe, and therefore are not anticipated to result in any greater impact than detailed in the General Plan EIR.

The proposed Master Plan Updates include policies to further prevent negative impacts from geologic risks, "Facilities built under the Citywide Public Safety Master Plan and Citywide Public Facilities Master Plan updates should be designed with extended survivability built-in" (PSMP, p. 52 and PFMP, p. 423).

Additionally, future construction of parks, trails, public facilities, and public safety infrastructure to support buildout may be located near the southwest portion of the City and its SOI. As a result, any individual infrastructure projects proposed in this area would be subject to Mitigation Measure GEO-1. This requires the preparation of site-specific design-level geotechnical investigations pursuant to General Plan Safety Element Policy Objective SA-1.1, P2, which requires that geotechnical engineering studies be undertaken for any development in areas where potentially serious geologic risks exist.

> ***Mitigation Measure GEO-1:*** *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?

Less Than Significant Impact. According to the General Plan EIR, data from the State Department of Conservation and the U.S. Geological Survey indicate that there are six inactive faults in the City and its SOI. Furthermore, the City has a low to moderate seismic history. However, the City has the potential to experience ground shaking caused by seismic activity on nearby major active faults, which have historically been the source of earthquakes felt in Tracy.

The General Plan EIR analyzed the seismic ground shaking 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 infrastructure identified by the three Master Plan Updates would be required to comply with the latest UBC, as required by the City Municipal Code Section 9.04.030, which would reduce risks associated with seismic ground shaking to the maximum extent practicable. Additionally, PRTMP, PFMP, and PSMP Update improvements would support General Plan buildout operations, and would not result in additional growth beyond General Plan assumptions, therefore the infrastructure identified by the three Master Plans would be at no greater risk from seismic ground shaking than what was identified in the General Plan EIR.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant with Mitigation Incorporated. The General Plan EIR states that the potential risk of liquefaction for developments in the General Plan buildout timeframe would be reduced to less than significant through the implementation of General Plan Safety Element Policy Objective SA-1.1, P2, which requires that geotechnical engineering studies be undertaken for any development in areas where potentially serious geologic risks exist. Given that the infrastructure identified by the PRTMP, PSMP, and PFMP Updates would be implemented during the total buildout development scenario outlined in the General Plan EIR, impacts associated with the three Master Plans would not be expected to be any greater than those identified by the General Plan EIR. Regardless, individual infrastructure projects identified by the PRTMP, PFMP, and PSMP Updates would be required to implement General Plan Safety Element Policy Objective SA-1.1, P1, as identified in Mitigation Measure GEO-1 above, which would reduce the potential impacts from risk of liquefaction to less than significant.

iv. Landslides?

Less Than Significant Impact. The General Plan EIR determined that buildout would not result in significant risk of landslides or ground failure, given the relatively flat nature of the City. However, 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 riverbanks also exists. The identified PRTMP, PFMP, and PSMP Update facilities and infrastructure recommendations are necessary to accommodate the growth envisioned by the General Plan at buildout and are consistent with the timeframe analyzed by the General Plan EIR. Thus, the proposed Project would not be expected to result in any greater impacts than identified in the General Plan EIR. Additionally, no PRTMP, PFMP, and PSMP facilities are proposed within areas identified at risk for landslide and slope failures. Therefore, less than significant impacts would occur.

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

Less Than Significant Impact. 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.

Notwithstanding, future development of infrastructure, improvements and/or facilities identified within the PRTMP, PFMP, and PSMP Updates could result in soil erosion or the loss of topsoil during construction. Erosion would be controlled using standard construction practices, based on a site-specific geotechnical study as required by Mitigation Measure GEO-1. Implementation of this measure would ensure that impacts associated with construction related soil erosion would be less than significant.

Threshold (c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant with Mitigation Incorporated. Refer to responses VII (a)(ii-iv), above.

Threshold (d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant with Mitigation Incorporated. The General Plan EIR identified that the City 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 infrastructure improvements and/or facilities recommended by the PRTMP, PFMP, and PSMP Updates would support General Plan buildout and would be expected to result in no greater impacts than identified in the General Plan EIR. Individual projects would be required to comply with General Plan Policy Objective SA-1.1, P2, as identified by Mitigation Measure GEO-1 and Mitigation Measure GEO-2, 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 GEO-1 and GEO-2, impacts would be less than significant.

> ***Mitigation Measure GEO-2:*** *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.*

Threshold (e) Would the project 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?

No impact. 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.

Threshold (f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant with Mitigation Incorporated. The General Plan EIR identifies that the City and its SOI likely contain undiscovered paleontological sites, and development could occur in these areas, resulting in a potentially significant impact. If a unique paleontological resource or geological feature, is discovered during construction, the impact could be significant. Because the infrastructure and facilities recommended by the PRTMP, PFMP, and PSMP Updates would occur within the City and its SOI, development would be required to demonstrate compliance with General Plan Community Character Element Policy Objective CC-3.1, P4 and P5 as identified in Mitigation Measure CR-1, above. Implementation of Mitigation Measure CR-1 would ensure any potential impacts related to the direct or indirect destruction of a unique paleontological resource or geologic feature would be less than significant.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates recommend infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Accordingly, implementation of the three Master Plan Updates would not induce any additional or new growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact related to geologic resources to occur, nor an increase in the severity of an impact related to geologic resources previously disclosed in the General Plan EIR, with compliance with General Policies and implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

VIII. GREENHOUSE GAS EMISSIONS

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

RESPONSES TO CHECKLIST QUESTIONS

Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns and precipitation. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), as well as hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These "greenhouse" gases allow solar radiation (sunlight) into the Earth's atmosphere, but prevent radiative heat from escaping; thus, warming the Earth's atmosphere. GHG's are emitted by both natural processes and human activities. Concentrations of GHG have increased in the atmosphere since the industrial revolution. Human activities that generate GHG emissions include combustion of fossil fuels (CO_2 and N_2O); natural gas generated from landfills, fermentation of manure and cattle farming (CH_4); and industrial processes such as nylon and nitric acid production (N_2O).

GHGs have varying global warming potential (GWP). The GWP is the potential of a gas or aerosol to trap heat in the atmosphere; it is the "cumulative radiative forcing effect of a gas over a specified time horizon resulting from the emission of a unit of mass of gas relative to a reference gas". The reference gas for GWP is CO_2; therefore, CO_2 has a GWP factor of 1. The other main greenhouse gases that have been attributed to human activity include CH_4, which has a GWP factor of 21, and N_2O, which has a GWP factor of 310. When accounting for GHGs, all types of GHG emissions are expressed in terms of CO_2 equivalents (CO_2e) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Assembly Bill (AB) 32, the California Global Warming Solutions Act, established a state goal of reducing GHG emissions to 1990 levels by the year 2020, which would require a reduction of approximately 29 percent from "business as usual" or forecasted emission levels. Senate Bill (SB) 97, a companion bill, directed the California Natural Resources Agency (Resources Agency) to certify and adopt guidelines for the mitigation of GHG or the effects of GHG emissions. SB 97 was the State Legislature's directive to the Resources Agency to specifically establish that GHG emissions and their impacts are appropriate subjects for CEQA analysis.

Executive Order B-30-15, which was issued in April 2015, requires statewide GHG emissions to be reduced 40 percent below 1990 levels by 2030. SB 32 (SB 32), signed into law in September 2016, codifies the 2030 GHG reduction target in Executive Order B-30-15. SB 32 authorizes CARB to adopt an interim GHG

emissions level target to be achieved by 2030 and to adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective GHG reductions. With SB 32, the California Legislature passed companion legislation AB 197, which provided additional direction for developing an updated Scoping Plan. CARB released the second update to the Scoping Plan to reflect the 2030 target set by Executive Order B-30-15 and codified by SB 32 in November 2017.

Additionally, signed into Law in September 2018, SB 100 increased California's renewable electricity portfolio from 50 to 60 percent by 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045.

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

Less Than Significant Impact. The General Plan EIR found that buildout of the General Plan would result in a significant and unavoidable GHG emission impact. Given that the PRTMP, PFMP, and PSMP Updates propose infrastructure and facility improvements 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) implementation of the three Master Plan Updates would not be expected to result in any greater GHG emission impacts than identified in the General Plan EIR. However, the PRTMP, PFMP, and PSMP Updates are policy documents, and as such, neither proposes the construction or operation of infrastructure at this time. They would however, indirectly facilitate the construction of parks, trails, public facilities, and public safety infrastructure.

Implementation of the PRTMP, PSMP, and PFMP Updates would not induce substantial growth and 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 infrastructure proposed by the three Master Plan Updates is not anticipated to generate substantial amounts of GHGs either directly or indirectly as the majority of the infrastructure consists of public facilities, public safety facilities, parks, open space, trails, bikeways, etc. that do not rely on sources of GHG emitting inputs for their operation. Emissions associated with these activities would not be great enough to approach established significance thresholds. Therefore, impacts would be less than significant.

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

Less Than Significant Impact. The 2010 General Plan EIR found that although the General Plan and the City's Sustainability Action Plan (SAP) include many goals, policies, and measures that would reduce the GHG emissions associated with buildout of the General Plan from projected business as usual (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 PRTMP, PFMP, and PSMP Updates propose infrastructure improvements 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 infrastructure identified by the

PRTMP, PFMP, and PSMP Updates are not expected to result in any greater GHG emission impacts than identified in the General Plan EIR.

Phasing of the various facilities identified by the Master Plan Updates would be dependent on development and the need for additional parks, trails, public facilities and public safety infrastructure. It is anticipated that these various facilities would be developed over time. The proposed facilities would serve existing and planned development consistent with the General Plan. As described above, implementation of the PRTMP, PFMP, and PSMP Updates would not induce substantial growth and would not result in significant generation of construction or operational GHG emissions. As the three Master Plan Updates are consistent with the General Plan, neither master plan would conflict with the City's Sustainability Action Plan. Therefore, none of the PRTMP, PFMP, and PSMP Updates would conflict with applicable GHG, policies, and/or regulations. Less than significant impacts would result.

Cumulative Impacts

As discussed above, the proposed Project would not cause a new greenhouse gas impact to occur, nor a substantial increase in the severity of a greenhouse gas impact previously disclosed in the General Plan EIR, with implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

IX. HAZARDS AND HAZARDOUS MATERIALS

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐

RESPONSES TO CHECKLIST QUESTIONS

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

Less Than Significant Impact. Potential short-term impacts from future construction of proposed PRTMP, PFMP, and PSMP Update infrastructure and facilities would not result in the routine use or generation of hazardous materials that would require routine transport or disposal. However, construction of infrastructure and facilities would use paints, solvents, oil and grease, and petroleum hydrocarbons and relatively small quantities of hazardous materials, such as landscape and automotive products, pool chemicals, etc. during their operational phase. Due to the small quantities and with proper use and

disposal, standard landscape and maintenance products and pool chemicals, etc. are not expected to create hazardous or unhealthful conditions. In addition, clearing Project sites would be conducted during a relatively short time; thus, the transport of potentially hazardous material would not be "routine." The General Plan EIR found that the safety risk from the routine transport of hazardous materials in the City and its SOI would be less than significant due to a combination of General Plan policies and actions and existing federal and State regulation.

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.

The updates to the PRTMP, PFMP, and PSMP would not result in any greater impacts than identified in the General Plan EIR, as the parks, recreation, or trails; public facilities, or public safety infrastructure the documents identify would be necessary to accommodate growth envisioned by the General Plan within the total buildout timeframe analyzed by the General Plan EIR. These plans do provide capacity for future infrastructure improvements through buildout, rather than direct construction. Potential safety hazard impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, proposed Master Plan Updates, and Municipal Code. Following compliance with the established regulatory framework, a less than significant impact would occur.

Threshold (b) Would the project 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?

Less Than Significant with Mitigation Incorporated. There are two listed 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 the superfund sites through General Plan buildout, 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, through buildout would not result in significant accidental release of hazardous materials.

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 identified in Mitigation Measure HAZ-1 below. With compliance with the aforementioned policies and implementation of Mitigation Measure HAZ-1, the proposed Project would not 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. The PRTMP, PFMP, and PSMP Updates do not propose direct construction of parks, recreation or trails facilities, public facilities, or public safety infrastructure, rather, they provide capacity for future infrastructure improvements. Potentially hazardous impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, proposed Master Plan Updates, and Municipal Code. Following compliance with the established regulatory framework and Mitigation Measure HAZ-1, a less than significant with mitigation impact would occur.

> ***Mitigation Measure HAZ-1:*** *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.*

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

Less Than Significant Impact. The proposed PRTMP, PFMP, and PSMP Updates a policy document that identifies the water supply infrastructure 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 under Threshold VIII (a), the infrastructure identified in PRTMP, PFMP, and PSMP Update would require the use of, as well as handle hazardous materials. It is likely that this infrastructure would be within one-quarter mile of schools throughout the City.

As described above the PRTMP, PFMP, and PSMP Updates are policy documents that identify the parks, recreation, or trails; public facilities, or public safety infrastructure and/or 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. It should be noted that the Master Plans do not propose direct construction, rather, it provides capacity for future improvements. Due to the distribution of parks, recreation, trails and public facilities throughout the City, it is likely that future development facilitated by the Master Plan Updates would be within one-quarter mile of schools throughout the City. However, as stated in Response IV (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. Additionally, as individual projects identified by the

PRTMP, PFMP, and PSMP Updates 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 aschool to a less than significant level.

Threshold (d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would create a significant hazard to the public or the environment?

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, 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 Tracy Defense Depot has submitted a remedial action work plan to address soil vapor extraction. The PRTMP, PFMP, and PSMP Updates do not recommend any infrastructure improvements within these two sites. As noted above, the General Plan EIR found that there would be no significant impact through buildout of the General Plan regarding either superfund site, as no growth is planned within these areas. Therefore, there would be no related impact.

Threshold (e) Would the project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant 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. Several parks and bike paths are proposed in the PRTMP Update, within two miles of the airport. This infrastructure would primarily be located below-grade within existing rights-of-way and no impacts would occur regarding safety hazards and airport use. The proposed facilities in the PFMP Update within two miles of the Tracy Municipal Airport are the Tracy Hills Public Works Annex, the Aquatic Center, and option 3 for the Tracy Library. This has the potential to create a significant impact if incompatible development is allowed within airport hazard zones. 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. The proposed Master Plan Updates do not propose direct construction of facilities or infrastructure; rather, they provide capacity for future improvements. Potential safety hazard or excessive noise impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, proposed Master Plan Updates, and Municipal Code. Following compliance with the established regulatory framework, a less than significant impact would occur.

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

Less Than Significant 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 General Plan buildout, 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 General Plan buildout 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 PFMP and PSMP Updates both outline improvements to police and fire facilities. These include renovation and maintenance to existing police stations, and a fire administration building. Updates to the transmitter tower would also increase public safety communications and improve range. The improvements recommended in the PFMP and PSMP Updates would benefit an emergency response in the City of Tracy.

The infrastructure and/or facility improvements identified by the PRTMP, PFMP, PSMP Updates would be necessary to serve 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 previously identified in the General Plan EIR. Thus, 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. Implementation of Mitigation Measure HAZ-2 would require preparation and implementation of a Traffic Management Plan to allow the continued vehicular use of the existing roadways or relegate traffic to agency-approved detour routes around the construction site. With implementation of Mitigation Measure HAZ-2, the construction of those facilities located outside of urbanized areas would not produce adverse impacts in this regard. For these reasons, impacts would be less than significant with mitigation.

> ***Mitigation Measure HAZ-2:*** *A Traffic Management Plan (TMP) shall be prepared and implemented to the satisfaction of the City of Tracy where construction of infrastructure improvements would affect roadways. The TMP shall include, but not limited to, the following measures:*
>
> - *Limit construction to one side of the road or out of the roadbed where possible.*
> - *Provision of continued access to commercial and residential properties adjacent to construction sites.*
> - *Provide alternate bicycle routes where existing bicycle routes are disrupted by construction activities.*
> - *Submit a truck routing plan, for approval by the City of Tracy in order to minimize impacts form truck traffic during material delivery and disposal.*
> - *Where construction is proposed for two-lane roadways, confine construction to one half of the pavement width. Establish one lane of traffic on the other half of the roadway using*

appropriate construction signage and flagmen, or submit a detour plan for approval by the City Traffic Engineer.

Threshold (g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant with Mitigation Incorporated. Facilities recommended by the PRTMP, PFMP, and PSMP Updates 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.

The PMP, PFMP, and PSMP Updates 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 and would not result in any greater impacts than identified in the General Plan EIR. In addition, the PRTMP, PFMP, and PSMP Updates are policy documents and would not result in the construction or operation of specific facilities at this time. Future projects facilitated by the proposed Master Plan Updates would be required to implement Mitigation Measure HAZ-3, which includes requirements for fuel-modification zones, fire equipment access, and emergency preparedness protocol. With implementation of Mitigation Measure HAZ-3, impacts would be less than significant.

Mitigation Measure HAZ-3: *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.*

Cumulative Impacts

The PRTMP, PFMP, PSMP Updates identifies park and recreation amenities, public buildings, and public safety infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Accordingly, Project implementation would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact related to hazards and hazardous materials to occur, nor an increase in the severity of an impact related to hazards and hazardous materials previously disclosed in the General Plan EIR, with compliance with General Policies and implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

X. 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 or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☐
i) Result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☒	☐	☐
iii) 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?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. As identified in the General Plan EIR, 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 SWMP 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 SWMP, 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. 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. 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.

Short-term water quality impacts during future 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 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 Phase II Master Plan 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. Furthermore, due to the nature of the proposed facilities, no long-term operational impacts are anticipated.

In addition to the projects identified in the proposed Master Plan Updates being subject to a SWPPP, the PFMP Update also makes recommendations for sustainable landscaping by way of native and drought resistant plants. Facility design recommendations also support adherence to water quality standards by utilizing plants to filter rainwater. The PRTMP Update additionally highlights utilizing bioretention areas in parks to remove pollutants. The PRTMP Update and PSMP Update do not propose direct construction of parks, recreation or trails, or public safety infrastructure; rather, they provide capacity for future infrastructure improvements. Potential water quality impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, Master Plan Updates, and Municipal Code. Following compliance with the established regulatory, a less than significant impact would occur.

Threshold (b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The proposed PRTMP, PFMP, and PSMP Updates are intended to be utilized as guideline documents for the identification of parks, trails or recreation, public facilities, and public safety infrastructure needed to serve future projects under the buildout condition for the City's City and its SOI. Several PRTMP Update proposed facilities would also facilitate a degree of groundwater recharge, resulting in a beneficial impact. Specifically, Goal 7 Sustainable Parks in the PRTMP Update, highlights policies to preserve and enhance natural environments. Policy 7B supports water quality and groundwater recharge by implementing stormwater best management practices. Parks also provide areas where water can infiltrate and recharge groundwater basins, and may conserve natural drainage conditions, or may manage stormwater to slow infiltration and filter out contaminants. The PRTMP, under park landscape policies also recommends the use of Low Impact Design (LID) practices to increase opportunities for

stormwater and groundwater recharge. Therefore, implementation of the PRTMP, PFMP, and PSMP Updates would not deplete groundwater supplies or interfere with groundwater recharge and may have a beneficial impact on groundwater recharge. The proposed Project would not result in any greater impacts than identified in the General Plan EIR, as the infrastructure and/or facility improvements these individual Master Plans identify would be necessary to accommodate growth envisioned by the General Plan under the total buildout timeframe analyzed by the General Plan EIR. Therefore, impacts would be less than significant.

Threshold (c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

Less Than Significant with Mitigation Incorporated. 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 HYD-1 would require minimization of time periods in which natural drainages are disturbed. Also, the PRTMP Update highlights policies to soil amendments, including the addition of compost and mulch, topsoil, lime and gypsum to help offset erosion and make soil more effective for stormwater management. Additionally, as outlined in the General Plan EIR, new development must be in conformance with the City's SWQC Manual, which also makes recommendations to reduce erosion or siltation. Therefore, with the implementation of Mitigation Measure HYD-1, impacts would be less than significant.

Mitigation Measure HYD-1: *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.*

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant with Mitigation Incorporated. Refer to Response V (c) (i) above.

Future development of facilities and infrastructure identified in the Master Plan Updates would have the potential to increase the rate and amount of surface runoff. However, these increases would be mitigated by proposed PRTMP Update facilities through dual-use detention basins and PFMP Update facilities by using to permeable surfaces to allow for movement of water. Additionally, infrastructure construction of the infrastructure, improvements and/or facilities identified within the proposed Master Plan Updates would be subject to Mitigation Measure HYD-2, which identifies requirements for new development as cited in the City's SWQC Manual. Implementation of Mitigation Measure HYD-2 would reduce potential impacts to less than significant.

Mitigation Measure HYD-2: *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 Master Plan guidelines and the City's SWQC Manual or that it has incorporated temporary retention facilities when downstream facilities are not constructed or operational.*

iii. 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?

Less Than Significant Impact. As mentioned above, 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 sewersystem to the MEP. Moreover, the individual projects would be required to comply with the general site design control measures for LID identified in the City's SWQC Manual, as well as appropriate site-specific source and treatment control measures. 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. All proposed PRTMP, PFMP, and PSMP Update infrastructure and/or facility improvements and expansions are needed to accommodate future development envisioned by the General Plan through buildout. Because of this, Project implementation would not induce any additional or new impacts associated with stormwater drainage systems or additional sources of polluted runoff not already identified in the General Plan or studied in the General Plan EIR.

iv. Impede or redirect flood flows?

Less than Significant Impact. The majority of the City and its SOI is located outside of a 100-year flood zone, however, portions of the northern planning area are located within a 100-year flood zone. Future development of infrastructure and facilities facilitated by the Master Plan Updates could occur within this area. However, as discussed above, projects would be required to comply with City standard design guidelines and procedures concerning drainage management. Therefore, less than significant impacts would occur.

Threshold (d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

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 near 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 General Plan implementation was not expected to increase them. Also, the hillsides in the southwest portion of the City and its SOI 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 proposed infrastructure and/or facility improvements identified by the PRTMP, PFMP, and PSMP Updates would not be at risk from inundation by seiche, tsunamis or mudflows 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 infrastructure improvements would be located near any physical or geologic features that would pose a mudflow hazard, such as a volcano or hillsides. While some bike path and parks improvements 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.

Design guidelines in the PSMP Update also outline recommendations to address potential risks from flooding, these include,

- 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 and,
- Elevate emergency generator and fuel supply to withstand any flooding risk

The improvements identified by the proposed Master Plan Updates would accommodate growth in the City and its SOI during through the total buildout timeframe analyzed by the General Plan EIR and because of this, would not be expected to result in any greater seiche, tsunamis, or mudflow impacts than previously identified in the General Plan EIR. Overall, compliance with the General Plan, Master Plan Update guidelines, and Municipal Code would result in a less than significant impact.

Threshold (e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. A majority of facilities recommended by the PRTMP Update would result in little impervious surfaces and would be unlikely to have a major impact on a water quality control plan or sustainable groundwater management plan. However, construction of public facilities and public safety infrastructure would result in a minimal increase in impervious surfaces, as they are primarily located in an urbanized built up environment, and therefore would not substantially crease interference with groundwater drainage and infiltration. Additionally, the PRTMP, PFMP, and PSMP Updates do not propose direct construction of parks, recreation or trails, public facilities, or public safety infrastructure; rather, it provides capacity for future infrastructure improvements as recommended through buildout in the General Plan EIR. Potential hydrology and/or water quality impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, Master Plan Update guidelines, and Municipal Code. Following compliance with the established regulatory framework, a less than significant impact would occur.

Cumulative Impacts

The proposed Master Plan Updates identify the parks, recreation, or trails; public facilities, or public safety infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Because of this, implementation of the PRTMP, PFMP, PSMP Updates would not result in hydrology and water quality impacts not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new hydrological impact to occur, nor an increase in the severity of a hydrological impact previously disclosed in the General Plan EIR, with implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XI. LAND USE AND PLANNING

WOULD THE PROJECT:

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

RESPONSES TO CHECKLIST QUESTIONS

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

No Impact. 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 infrastructure improvements recommended by the PRTMP, PFMP, and PSMP Updates would consist of improvements to parks, recreation, or trails, public facilities, or public safety facilities. Future construction of the infrastructure, improvements and/or facilities identified within the proposed Master Plan Updates would occur throughout the City and its SOI, primarily on property planned for recreational/open space or public facilities uses by the General Plan. Accordingly, Project implementation would not physically divide an established community and no impact would occur

Threshold (b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The PRTMP, PFMP, and PSMP Updates, outline the infrastructure, improvements and/or facilities to ensure that City 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 Master Plan Updates are based on the most current information available for the City and its SOI, and the analysis conducted provides adequate resources to accommodate growth through anticipated buildout. Therefore, no impact would be associated with potential conflict with any land use policy, plan, or regulation.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identifies parks, recreation, or trails; public facilities, or public safety infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Because of this, Project implementation would not induce any additional or new population growth not already identified in the General Plan or studied in

the General Plan EIR. As discussed above, the proposed Project would not cause a new land use impact to occur, nor an increase in the severity of a land use impact previously disclosed in the General Plan EIR, with compliance with General Plan policies discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XII. MINERAL RESOURCES

WOULD THE PROJECT:

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

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project 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?

No Impact. The General Plan EIR found that potential development under the General Plan could occur on or around land containing important mineral resources, potentially resulting in significant loss of mineral resources and associated recovery sites. The General Plan designates specific areas for aggregate mining in the southern portion of Tracy that the City and State have agreed to protect. Future improvements as proposed in PRTMP, PFMP, and PSMP Updates would be designed to avoid these areas. Therefore, no impacts would result.

Threshold (b) Would the project 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?

No Impact. Refer to response XII(a), above.

Cumulative Impacts

As discussed above, the proposed Project would not cause a new mineral resource impact to occur, nor an increase in the severity of mineral resource impacts previously identified in the General Plan EIR. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed, effects would have no impact.

XIII. NOISE

WOULD THE PROJECT:

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or 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?	☐	☐	☒	☐

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant with Mitigation Incorporated. Construction and implementation of proposed facilities identified in the PRTMP, PFMP, and PSMP Updates would be dependent upon increased parks, trails, public facilities and public safety needs in the City and its SOI. 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 PRTMP, PFMP, and PSMP Updates would result in relatively similar construction noise impacts.

Construction noise estimates are based upon noise levels on typical noise levels generated by construction equipment published by the Federal Transit Administration (FTA) and FHWA. Construction noise is assessed in dBA L_{eq}. This unit is appropriate because L_{eq} can be used to describe noise level from operation of each piece of equipment separately, and levels can be combined to represent the noise level from all equipment operating during a given period. The Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment Manual* (2018) (FTA Noise and Vibration Manual) identifies a maximum 1-hour noise level standard of 90 dBA L_{eq} at residential uses and 100 dBA L_{eq} at commercial and industrial uses for short-term construction activities.

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g. land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect the residential neighborhoods surrounding the construction site for the individual project site. Based on the distribution of identified infrastructure and

facilities throughout the City and its SOI, future project construction could occur approximately 25 feet from existing sensitive receptors. However, construction activities would occur throughout project sites and would not be concentrated at a single point near sensitive receptors. Noise levels typically attenuate (or drop off) at a rate of 6 dB per doubling of distance from point sources, such as industrial machinery. During construction, exterior noise levels could affect the residential neighborhoods near the construction site.

Construction activities associated with implementation of future improvements under the guidance of the Master Plan Updates would include demolition, grading, building construction and paving. Such activities may require graders, dozers, and tractors during grading; cranes, forklifts, generators, tractors, and welders during building construction; and pavers, rollers, mixers, tractors, and paving equipment during paving. Grading and excavation phases of project construction tend to be the shortest in duration and create the highest construction noise levels due to the operation of heavy equipment required to complete these activities. It should be noted that only a limited amount of equipment can operate near a given location at a particular time. Equipment typically used during this stage includes heavy-duty trucks, backhoes, bulldozers, excavators, front-end loaders, and scrapers. 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 noise would be shorter-duration incidents, such as dropping large pieces of equipment or the hydraulic movement of machinery lifts, which would last less than one minute.

Typical noise levels associated with individual construction equipment are listed in **Table 11: Typical Construction Equipment Noise Levels**.

Noise impacts for mobile construction equipment are typically assessed as emanating from the center of the equipment activity or construction site. This analysis conservatively assumes a center point approximately 50 feet from the nearest sensitive receptor, as this analysis is a "Tier 1" evaluation of overall PRTMP, PFMP, and PSMP Update objectives, goals, and policies. "Tier 2" evaluations, including evaluation of required onsite infrastructure, would occur on a project-by-project basis. The assumptions herein represent the worst-case noise scenario because construction activities would typically be spread out throughout the a given project site, and thus some equipment would be further away from the affected receptors. In addition, construction noise levels are not constant, and in fact, construction activities and associated noise levels would fluctuate and generally be brief and sporadic, depending on the type, intensity, and location of construction activities. Construction noise would also be acoustically dispersed throughout any given project site and could be masked by freeway noise and roadway noise.

Table 11: Typical Construction Equipment Noise Levels

Equipment	Typical Noise Level (dBA) at 50 Feet from the Source	Typical Noise Level (dBA) at 100 Feet from the Source[1]
Concrete Mixer	85	79
Concrete Pump	82	76
Concrete Vibrator	76	70
Cranes	83	77
Dozer	85	79

Table 11: Typical Construction Equipment Noise Levels		
Equipment	**Typical Noise Level (dBA) at 50 Feet from the Source**	**Typical Noise Level (dBA) at 100 Feet from the Source[1]**
Generator	82	76
Grader	85	79
Loader	80	74
Paver	85	79
Pump	77	71
Roller	85	79
Saw	76	70
Scraper	85	79
Shovel	82	76
Truck	84	78

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.

Notes:

1. Calculated using the inverse square law formula for sound attenuation: $dBA_2 = dBA_1+20Log(d_1/d_2)$ Where: dBA_2 = estimated noise level at receptor; dBA_1 = reference noise level; d_1 = reference distance; d_2 = receptor location distance

As seen detailed in Section 3.0: Project Description, the proposed Master Plan Updates recommend infrastructure and facilities in developed areas of the City. Accordingly, future infrastructure projects facilitated by the proposed Project would have the potential to occur within 50 feet of sensitive receptors including, but not limited to, residential land uses and schools. As indicated in **Table 11**, construction noise levels would range between 76 dBA and 85 dBA at the sensitive receptors approximately 50 feet away from the construction site. The highest anticipated construction noise level of 85 dBA is expected to occur during the building construction and paving phases from the use of dozers, graders, scrapers, rollers, pavers, and concrete mixer. Therefore, construction noise would not exceed the FTA's standards of 90 dBA L_{eq} at residential uses and 100 dBA L_{eq} at commercial and industrial uses.

To further minimize any extraneous construction noise impacts on adjacent sensitive land uses, the developers of 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 as specified in Mitigation Measure NOI-1. Implementation of Mitigation Measure NOI -1 would reduce short-term construction impacts to less than significant.

Operational noise associated with PRTMP, PFMP, and PSMP Update facilities would mainly consist of stationary noises, with the exception of occasional maintenance-related activities on future parks, facilities, and infrastructure or operational related traffic associated with facilities proposed by the PRTMP, PFMP, and PSMP Updates. Thus, significant traffic related noise impacts would not occur. Additionally, all future 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. In addition, implementation of Mitigation Measure NOI-2 would require that facilities located within 150 feet of sensitive receptors have a noise study prepared to determine potential noise impacts. With the implementation of Mitigation Measure NOI-2, operational impacts would be less than significant.

Mitigation Measure NOI-1: *Prior to the issuance of demolition permits or ground disturbing activities (whichever occurs first), the Contractor shall demonstrate to the satisfaction of the City of Tracy Engineering and Building Divisions that the Project complies with the following:*

- *Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.*
- *Property occupants located adjacent to the Project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the Project. A sign, legible at a distance of 50 feet shall also be posted at the Project construction site. All notices and signs shall be reviewed and approved by the City of Tracy Planning Division prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.*
- *The Contractor shall provide evidence that a construction staff member would be designated as a Noise Disturbance Coordinator and would be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Planning Division. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.*
- *During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.*
- *Construction activities shall occur between the hours of 7:00 AM and 10:00 PM daily pursuant to Section 9.12.030 and Section 4.12.820 of the Tracy Municipal Code.*

Mitigation Measure NOI-2: *Infrastructure or facility improvements located within 150 feet of sensitive receptors (i.e., residential homes, schools, or hospitals) shall require preparation of a noise study to verify that the design shall meet the applicable City noise standards. Note that these noise limitations are for steady-state, base load operations, and exclude startups, shutdowns, and off-normal or emergency conditions.*

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

Less Than Significant Impact. Increases in groundborne vibration levels attributable to the Project would be primarily associated with construction-related activities. Construction on any given (future) project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on

the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures.

The FTA has published standard vibration velocities for construction equipment operations. In general, depending on the building category of the nearest buildings adjacent to the potential pile driving area, the potential construction vibration damage criteria vary. For example, for a building constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.50 inch per second (in/sec) peak particle velocity (PPV) is considered safe and would not result in any construction vibration damage. In general, the FTA architectural damage criterion for continuous vibrations (i.e. 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience cosmetic damage (e.g. plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on soil composition and underground geological layer between vibration source and receiver.

Table 12: Typical Construction Equipment Vibration Levels, lists vibration levels at 25 and 50 feet for typical construction equipment. Groundborne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. As indicated in **Table 8**, based on FTA data, vibration velocities from typical heavy construction equipment operations that would be used during project construction range from 0.003 to 0.192 in/sec PPV from 25-50 feet from the source of activity. Construction of PRTMP, PFMP, and PSMP facilities could be located adjacent to urbanized areas that contain sensitive receptors, including schools, hospitals, and residential areas.

As shown in **Table 12**, the highest vibration levels are achieved with the large bulldozer operations. This construction activity is expected to take place during grading. The active construction zone for future infrastructure and facility projects would be more than 25 feet from the closest structure. Therefore, construction equipment vibration velocities would not exceed the FTA's 0.20 PPV threshold. In addition, construction activities would occur throughout any given project site and would not be concentrated at the point closest to the nearest sensitive receptor(s). Therefore, construction vibration impacts associated with the Project would be less than significant.

Table 12: Typical Construction Equipment Vibration Levels		
Equipment	**Typical Level (dBA) 25 Feet from the Source[1]**	**Typical Level (dBA) 50 Feet from the Source[1]**
Large Bulldozer	0.089	0.032
Loaded Trucks	0.076	0.027
Rock Breaker	0.059	0.021
Jackhammer	0.035	0.012
Small Bulldozer/Tractors	0.003	0.001
Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018 Notes: Calculated using the inverse square law formula for sound attenuation: $dBA_2 = dBA_1+20Log(d_1/d_2)$. Where: dBA_2 = estimated noise level at receptor; dBA_1 = reference noise level; d_1 = reference distance; d_2 = receptor location distance		

Due to the nature of the proposed Project (updates to the City of Tracy's PRTMP, PFMP, and PSMP and the potential indirect construction and operation of infrastructure and/or facilities,) operational vibration would be less than significant.

Threshold (c) For a project located within the vicinity of a private airstrip or 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??

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 proposed Project consists of updating the City's PRTMP, PFMP, and PSMP and would not include development that would expose people to excessive noise levels from airports. Impacts would be less than significant.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identify infrastructure and facility improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. As discussed above, the proposed Project would not cause a new noise impact to occur, nor an increase in the severity of a noise impact previously disclosed in the General Plan EIR, with implementation Mitigation Measure NOI-1 and NOI-2. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XIV. POPULATION AND HOUSING

WOULD THE PROJECT:

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The PRTMP, PFMP, and PSMP Updates identify parks, recreation, or trails; public facilities, or public safety infrastructure and/or facilities necessary to accommodate the growth envisioned by the General Plan through buildout, as analyzed in the General Plan EIR. Therefore, Project implementation would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. A less than significant impact would occur and no mitigation is required.

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

No Impact. Improvements recommended by the PRTMP, PFMP, and PSMP Updates do not identify infrastructure or facilities located in an area that would displace existing people or housing. Therefore, no impacts would occur.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identify infrastructure and facility improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Project implementation would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact related to population and housing to occur, nor an increase in the severity of an impact related to population and housing previously disclosed in the General Plan EIR. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XV. PUBLIC SERVICES

WOULD THE PROJECT:

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

RESPONSES TO CHECKLIST QUESTIONS

Threshold (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?

i. Fire Protection

Less Than Significant with Mitigation Incorporated. Future construction of facilities recommended by the PRTMP, PFMP, and PSMP Updates could delay Fire Department response due to work areas within ROWs requiring temporary roadblocks and detours. However, with implementation of detour plans and coordination with the Tracy Fire Department, as identified in Mitigation Measure PS-1, 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 represent a nominal increase and would not increase demand beyond what was anticipated for the City's service area by the General Plan EIR. Accordingly, operational impacts would be minimal and are considered less than significant.

> ***Mitigation Measure PS-1:*** *Prior to construction of individual infrastructure 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*

The PFMP and PSMP Updates both outline improvements to fire protection facilities which would promote increased operations efficiency and service ratios. The PFMP Update identifies improvements identified for the Fire Administration facility include site maintenance, painting, and cleaning of exterior envelope; interior renovations; boiler replacement; moderate ADA compliance projects. The PSMP Update also recommends Fire Station 94 and 97 relocate to a larger facility at a location to optimize coverage. The PFMP and PSMP Updates do not propose direct construction of Fire Protection Facilities, rather, they provide capacity for future infrastructure improvements. Potential public service impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, Master Plan Updates, and Municipal Code. Following compliance with the established regulatory framework and Mitigation Measure PS-1, a less than significant impact would occur.

ii. Police Protection

Less Than Significant Impact with Mitigation Incorporated. Future construction of facilities recommended by the PRTMP, PFMP, and PSMP Updates could delay Police Department response due to work areas within ROWs requiring temporary roadblocks and detours. However, with implementation of detour plans and coordination with the Tracy Police Department, as identified in Mitigation Measure PS-2, impacts to police services would be less than significant. Long-term operational impacts of infrastructure projects facilitated by the PRTMP, PFMP, and PSMP Updates could include the need for police protection services at new and expanded water supply facilities. However, these impacts would represent a nominal increase and would not increase demand beyond what was anticipated for the City's service area by the General Plan EIR. Accordingly, operational impacts would be minimal and are considered less than significant.

> ***Mitigation Measure PS-2:*** *Prior to construction of individual infrastructure 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*

The PFMP and PFMP Updates both outline improvements to police facilities in the City. These include parking improvements; exterior and interior renovations; MEP maintenance; ADA compliance projects to the Police Annex and permanent replacement for co-location to improved chain-of-custody for the Police Department Annex North – which is currently a leased property. These improvements would promote increased operations efficiency and in turn, improve service ratios. The PFMP and PSMP Updates do not propose direct construction of Police facilities, rather, they provide capacity for future infrastructure improvements. Potential public service impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, Master Plan Updates, and Municipal Code. Following compliance with the established regulatory framework and Mitigation Measure PS-2, a less than significant impact would occur.

iii. Schools

No Impact. The infrastructure improvements recommended by the PRTMP, PFMP, and PSMP Updates would support General Plan buildout, and would not generate students either directly or indirectly and, therefore, would not result in impacts to school services.

iv. Parks

Less Than Significant Impact. The PRTMP Update 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 to support General Plan buildout. Project implementation would make progress on the City's goals for recreation facilities. Therefore, impacts would be less than significant. Refer to response Recreation XVI (b) below for more detail.

v. Other Public Facilities

Less than Significant Impact. The infrastructure improvements of other public facilities recommended by the PFMP Update include the City of Tracy Library, the Aquatic Center, Temporary Emergency Housing, and Multi-Generational Recreational Center to support the City's growing population and provide additional programs. The Aquatic Center would supplement the Joe Wilson Pool to offer another recreational activity. The Temporary Emergency Housing would allow the City to provide facilities to the unhoused population. The Multi-Generational Recreational Center would increase City space for community recreation and gathering opportunities. The public facilities outlined in the Master Plan Updates do not propose direct construction, rather, they provide capacity for future infrastructure or facility improvements. Potential public facility impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, Master Plan Updates, and Municipal Code. Following compliance with the established regulatory framework, a less than significant impact would occur.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identify the parks, recreation, or trails; public facilities, or public safety infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Project implementation would not induce any additional

or new population growth not already identified in the General Plan or studied in the General Plan EIR. With implementation of Mitigation Measures PS-1 and PS-2, the proposed Project would not cause a new public services impact to occur, nor increase the severity of an impact previously disclosed in the General Plan EIR. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XVI. TRANSPORTATION

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☒	☐	☐

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The PRTMP, PFMP, and PSMP Updates identify infrastructure, facility improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Automobile and truck traffic volumes associated with future infrastructure construction activities would vary, as different activities occur. Further, construction could result in temporary detours. However, construction-related traffic would be temporary and cease upon project completion. During operations, improvements and/or facilities implemented under the guidance of the proposed Master Plan Updates would be expected to generate minimal vehicle trips to support ongoing facility maintenance. Therefore, PRTMP, PFMP, and PSMP implementation would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Impacts would be less than significant.

Threshold (b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. PRTMP, PFMP, and PSMP Update implementation would not result in a conflict with an applicable CMP or travel demand measure, as the Project does not propose direct construction of infrastructure or facilities. Future construction of infrastructure or facilities recommended by the PRTMP, PDMP and/or PSMP Updates would be subject to subject to project-level review and would be required to demonstrate consistency with the established regulatory framework. Further, infrastructure and/or facility operations would generate minimal vehicle trips for ongoing maintenance activities. Thus, the proposed changes would not result in conflict with an applicable CMP or TDM strategies. Impacts would be less than significant.

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

No Impact. Due to the nature and scope of the proposed PRTMP, PFMP, and PSMP Updates, 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 not affect roadway operations. Therefore, no impacts would result.

Threshold (e) Result in inadequate emergency access?

Less Than Significant with Mitigation Incorporated. Future construction of facilities identified in the proposed Master Plan Updates could delay emergency response times due to roadblocks, construction delays, and detours. However, with implementation of Mitigation Measures PS-1 and PS-2 identified above, impacts associated with inadequate emergency access would less than significant.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identify infrastructure needed to accommodate future development envisioned by the General Plan through buildout. Accordingly, implementation of the three Master Plans would not induce any additional population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new transportation impact to occur, nor an increase in the severity of a transportation impact previously disclosed in the General Plan EIR, with implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XVII. TRIBAL 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 tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i)Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
ii)A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

RESPONSES TO CHECKLIST QUESTIONS

Since certification of the General Plan EIR, the topic Tribal Cultural Resources was added to the Appendix G checklist of CEQA thresholds. On September 25, 2014, Governor Brown signed Assembly Bill (AB) 52 into law, which requires tribal cultural resources to be considered during the CEQA process. AB 52 is applicable to projects for which a Notice of Mitigated Negative Declaration has been filed on or after July 2015. Because the existing Parks Master Plan, Public Facilities Master Plan, and Public Safety Master plan were adopted prior to 2015, tribal cultural resources were not required to be analyzed under the Section 15164 standards because it was not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent. As the PRTMP, PFMP, and PSMP Updates provide an evaluation of several changed conditions and future facility/infrastructure opportunities, the City has initiated consultation with local tribal representatives consistent with the requirements of AB 52. Mitigation measures related to potential impacts to historic and archeological resources in the City and its SOI are described in this section.

Senate Bill (SB) 18, which went into effect in January 2005, establishes requirements for local governments to consult with Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning. SB 18 provides California Native American tribes an opportunity to participate in local land use decisions at an early stage of planning, for the purpose of protecting, or mitigating impacts to cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use designations are made by a local government. SB 18 is applicable to general plan or specific plan

processes proposed on or after March 2005. Accordingly, the City has initiated consultation with local tribal representatives consistent with the requirements of AB 52 and SB 18, as discussed further below.

Threshold (a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

Less Than Significant with Mitigation Incorporated. In compliance with PRC § 21080.3.1(b), the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with the tribe. Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC § 21074.

Letters with an invitation to consult with Native American tribes pursuant to Assembly Bill 52 and Section 21080.3.1 (d) of the Public Resources Code, were sent out on December 22, 2021 based on the County's existing list of tribal contacts. Additional letters were sent to tribes on January 20, 2022 based on an updated Native American Tribal Government Consultation List provided by the Native American Heritage Commission.

As discussed in Section V, Cultural Resources, the City and its SOI contains known archaeological sites and likely contains undiscovered archaeological sites as well, particularly in undeveloped areas. Thus, the potential exists for water service and wastewater improvements to affect previously unidentified tribal cultural resources during construction activities. However, as noted throughout this document, the PRTMP, PFMP, and PSMP Updates are policy documents and do not propose the construction or operation of specific projects at this time. Consequently, adoption of these Master Plan Updates would not directly result in the construction and operation of infrastructure that could have negative environmental effects. However, their adoption would indirectly facilitate the construction and operation of parks, recreation facilities, trails, public facilities, and public safety infrastructure. As such, implementation of Mitigation Measures CR-1 and CR-2 in Section V, Cultural Resources, would reduce impacts to archaeological resources, including resources that could be of cultural value to a tribe. Compliance with PRC Section 21083.2 and the listed mitigation measures would ensure the PRTMP, PFMP, and PSMP Updates would not cause a substantial adverse change in the significance of a tribal cultural resource. For these reasons, impacts associated with tribal cultural resources would be reduced to a less than significant level with mitigation.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identify infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Accordingly, implementation of the three Master Plan Updates would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact related to tribal cultural resources to occur, nor an increase in the severity of an impact related to tribal cultural resources previously disclosed in the General Plan EIR, with implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XVIII. RECREATION

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

RESPONSES TO CHECKLIST QUESTIONS

Threshold (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?

Less Than Significant Impact. The infrastructure improvements outlined by the PRTMP, PFMP, and PSMP Updates would support General Plan buildout and would not generate new residents either directly or indirectly (that were not otherwise contemplated by the General Plan EIR buildout scenario). The PRTMP Update 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 PRTMP Update specifically includes policies and programs to ensure that adequate park and recreation facilities are provided in the City and that existing facilities are well maintained, such that no physical deterioration would occur. The City last updated its Parks Master Plan in 2013. The 2013 Parks Master Plan was focused on demand for parkland and recreation facilities created by anticipated residential development in the City's service areas. At a minimum, the City aims to maintain a service level of 4.0 acres/1,000 residents in the future. To maintain this service level as the community continues to grow, approximately 141 acres of new park land is currently planned within the City and its SOI as part of specific plans and development proposals. Along with the proposed new parks and trails, the PRTMP Update outlines improvements to existing parks. Notable projects include expansion of Gretchen Talley Park; completion of Phase 1 and Phase 2 of Legacy Fields Sports Complex; new Park Master Plan and improvements to Lincoln Park, El Pescadero Park, and Ritter Family Ballpark; strategic enhancements to Clyde Bland and Robert Kenner parks; and adding recreational amenities and critical improvements to parks across the system. The recommendations in the PRTMP Update to existing parks and trails would increase maintenance and therefore reduce physical deterioration of the recreational facilities. Accordingly, a less than significant impact would occur.

Threshold (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?

Less Than Significant Impact. The proposed PRTMP, PFMP, and PSMP Updates recommend the construction, expansion, and/ or improvement of existing and proposed facilities for parks, recreation, or trails, public facilities, or public safety necessary through the General Plan buildout. The PRTMP Update identifies a combination of improvements to existing parks, development of new parks and trails, and investment in recreation facilities and programs. The PRTMP Update recommends 13 baseball/softball fields, seven soccer fields, three basketball courts, five tennis courts, a horseshoe court, a bocce court, 12 pickleball courts, two sand volleyball courts, two shuffleboard courts, 160,000 square ft of indoor recreation space, six dog parks, four picnic shelters, three playgrounds, two climbing/rock walls, two community gardens, two disc golf courses, and an environmental education facility through buildout. Approximately 141 acres of new park land is currently planned within the City and its SOI as part of specific plans and development proposals. The City's current park system includes 85 parks covering 370 acres. Improvements to these parks have been identified in the PRTMP in three tiers, "critical" (maintenance); "strategic" (improvement): and "visionary" (transformation/reprogramming). There are 14 parks listed under "critical" where maintenance would include repairs, repainting, planting, and lifecycle replacement. There are 33 parks listed under "strategic", which would recommend enhancing these facilities through redesign, amenity/facility upgrades, and implementing new programs. There are 18 parks listed under "visionary" which would recommend comprehensive improvements/renovations. The new and existing recreational facilities recommended in the PRTMP Update follow the City of Tracy Sustainability Action Plan (2011) targets and sustainability measures. Goal 7: Sustainable Parks in the PRTMP, highlights policies the covers creating habitat of value, supporting water quality and groundwater recharge, and water and energy conservation. These policies promote strategies that would address possible adverse physical effects on the environment.

The PRTMP Update does not propose direct construction of parks, recreation or trails facilities; rather, it provides capacity for future infrastructure improvements. Potential recreation impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the General Plan, Master Plan Updates, and Municipal Code. Following compliance with the established regulatory framework, a less than significant impact would occur.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identify the parks, recreation, or trails; public facilities, or public safety infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. Accordingly, Project implementation would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact related to recreation to occur, nor an increase in the severity of an impact related to recreation facilities. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XIX. UTILITIES AND SERVICE SYSTEMS

WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. 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?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

RESPONSES TO CHECKLIST QUESTIONS

Threshold (a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. Project construction would not impact facilities required to provide electric power, natural gas, or telecommunications facilities. As described throughout this document, the PRTMP, PFMP, and PSMP Updates identify infrastructure improvements and expansions needed to accommodate future development envisioned by the General Plan through buildout. A variety of environmental effects could occur as a result of the construction of new improvements or expansion of existing improvements as identified in the PRTMP, PFMP, and PSMP Update. However, all identified impacts would be less than significant, as discussed throughout this analysis.

Threshold (b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The PRTMP, PFMP, and PSMP Updates identify potential improvements that would be necessary during the total buildout development scenario analyzed in the General Plan EIR. Therefore, potential projects would not be expected to result in any greater significant impact to sufficient water supplies than identified in the General Plan EIR. Impacts would be less than significant.

Threshold (c) 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?

Less Than Significant Impact. As mentioned above, the potential improvements identified in the PRTMP, PFMP, and PSMP Updates would be necessary during total buildout development scenario analyzed in the General Plan EIR and would not cause any new impacts. Additionally, improvements outlined in the master plans would adhere to all wastewater treatment demands and Federal and State regulations as identified in the General Plan EIR. Impacts would be less than significant.

Threshold (d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Construction debris from parks, recreation, or trails; public facilities, or public safety infrastructure projects could 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. 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. Therefore, impacts would be less than significant.

Threshold (e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Future construction of infrastructure and facilities facilitated by the Master Plan Updates would comply with all federal, state, and local statues and regulations related to solid waste as identified in the General Plan EIR. As discussed above, Project implementation would not be expected to generate substantial increase in waste over what has already been identified in the General Plan EIR through buildout. Therefore, impacts would be less than significant.

Cumulative Impacts

The PRTMP, PFMP, and PSMP Updates identify parks, recreation, trails, public facilities, and public safety facilities needed to accommodate future development envisioned by the General Plan EIR through buildout. Accordingly, Project implementation would not induce any additional or new population growth not already identified in the General Plan or studied in the General Plan EIR. As discussed above, the proposed Project would not cause a new impact concerning utilities and service systems to occur, nor an increase in the severity of an impact previously disclosed in the General Plan EIR. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XX. WILDFIRE

WOULD THE PROJECT:

		Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒	☐	☐

Threshold (a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. Since the approval of the General Plan EIR, the State CEQA Guidelines Appendix G checklist has been updated to include Wildfire. However, Wildland Fires were evaluated as part of the Hazards and Hazardous Materials in the General Plan EIR. There are no very high fire hazard severity zones within the City. The General Plan states that the City will provide fire and emergency response facilities and personnel necessary to meet growth of the area. The proposed Project would not induce additional growth within the City or expand the City's service area. Therefore, there is no impact.

Threshold (b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As stated above, there are no very high fire hazard severity zones within the City. The General Plan policies detail that any new developments must satisfy fire flow and other design requirements as established by the Fire Department, as well as assess steep terrain. The future infrastructure projects facilitated by the proposed Project would be required to demonstrate compliance and would not create any new risks or exposure. Therefore, there is no impact.

Threshold (c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. There are no very high fire hazard severity zones within the City. General Plan policies state that in addition to the fire flow requirements, the City will promote coordination between land use planning and fire protection by requiring fire hazard surveying and implementing infrastructure design requirements. As previously concluded in the General Plan EIR, any future improvements would also have to satisfy all requirements and would be subject to separate review from applicable departments. Therefore, there is no impact.

Threshold (d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant with Mitigation Incorporated. There are no very high fire hazard severity zones within the city. Facilities recommended by the PRTMP, PFMP, and PSMP Updates would be located throughout the City, including within urbanized and undeveloped land. Therefore, 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 WF-1, 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 WF-1:*** *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.*

Cumulative Impacts

As discussed above, the proposed Project would not cause a new wildfire impact to occur, nor an increase in the severity of a wildfire impact previously identified in the General Plan EIR, with implementation of the mitigation measures discussed in this section. Therefore, the proposed Project would not cause either a new cumulative impact to occur, nor a substantial increase in the severity of a cumulative impact previously disclosed.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

WOULD THE PROJECT:

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

RESPONSES TO CHECKLIST QUESTIONS

Threshold (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?

Less Than Significant 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 PRTMP, PFMP, and PSMP Updates have the potential to result in potentially significant impacts on the environment. However, Mitigation Measures BIO-1 through BIO-9 would reduce impacts on biological resources to less than significant, while Mitigation Measures CR-1 and CR-2 would reduce impacts on cultural resources to less than significant.

Threshold (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)?

Less Than Significant Impact. Development projects identified in the PRTMP, PFMP, and PSMP Updates 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.

Threshold (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.

Less Than Significant Impact. As discussed in various sections of this Initial Study/State CEQA Guidelines Section 15183 Analysis, the PRTMP, PFMP, and PSMP Updates 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.

SECTION 7.0 REFERENCES

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

California Environmental Quality Act (CEQA) Guidelines, 2021.

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

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

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

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

City of Tracy, *City of Tracy Citywide Public Facilities Master Plan – Facilities Master Plan Report,* June 2021.

City of Tracy, *Citywide Public Safety Master Plan Update,* June 2021.

City of Tracy, *Citywide Parks, Recreation, & Trails Master Plan Update,* January 2022.