



**International Park of Commerce  
Phase 2 Project**

Draft Initial Study

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**Prepared for:**

San Joaquin County  
Community Development Department  
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## **Acronyms and Abbreviations**

A-G	General Agricultural
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
af	acre-feet
APN	Assessor's Parcel Number
bgs	below ground surface
BMP	best management practices
Cal EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
Cal OES	California Governor's Office of Emergency Services
Caltrans	California Department of Transportation
CBC	California Building Code
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CH <sub>4</sub>	Methane
City	City of Tracy
CNDDB	California Natural Diversity Database
CO <sub>2</sub>	Carbon dioxide
Cortese List	California Hazardous Waste and Substances Sites List
County	San Joaquin County
CRHR	California Register of Historic Places
CTR	commute trip reduction program
CWIP	California Waters Indicator Portal
dBA	A-weighted decibel
DOC	California Department of Conservation
DTSC	California Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ERIS	Environmental Risk Information Services
ESA	environmental site assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
GHG	Greenhouse Gases
GPA	General Plan Amendment
GWh	gigawatt-hours



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HFCs	hydrofluorocarbons
HVAC	heating, ventilation, and air conditioning
I	Interstate
IPCP2	International Park of Commerce Phase 2 Project
IS	Initial Study
ISMND	Initial Study Mitigated Negative Declaration
LAFCo	Local Agency Formation Commission
Leq	equivalent continuous noise level
LHMP	Local Hazard Mitigation Plan
LRA	Local Responsibility Area
LUSD	Lammersville Unified School District
m	meters
MRZ	Mineral Resource Zone
MSHCP	Multi-Species Habitat Conservation Plan
MWELO	Model Water Efficient Landscape Ordinance
N <sub>2</sub> O	Nitrous oxide
NAHC	National American Heritage Commission
NOP	Notice of Preparation
O <sub>3</sub>	ozone
OHP	Office of Historic Preservation
PFCs	Perfluorocarbons
PG&E	Pacific Gas and Electric
PM <sub>2.5</sub>	fine inhalable particulate matter
PM <sub>10</sub>	coarse inhalable particulate matter
PRC	Public Resources Code
Project (proposed Project)	International Park of Commerce Phase 2 Project
Project area	International Park of Commerce Phase 2 Specific Plan Area
RPS	Renewables Portfolio Standards
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
sf	square feet or square-foot
SF <sub>6</sub>	Sulfur hexafluoride
SJCSO	San Joaquin County Sheriff's Office
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SOI	Sphere of Influence



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Specific Plan	International Park of Commerce Specific Plan Phase 2
Specific Plan Area	International Park of Commerce Phase 2 Specific Plan Area
SRA	State Responsibility Area
SSJCFA	South San Joaquin County Fire Authority
SSJCPL	Stockton-San Joaquin County Public Library
STAA	Surface Transportation Assistance Act
SWQC	Storm Water Quality Control
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TMP	Transportation Master Plan
TPD	Tracy Police Department
TPH	total petroleum hydrocarbons
TRFD	Tracy Rural Fire District
USFS	United States Forest Service
USGS	U.S. Geological Survey
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	Volatile Organic Compound
WSID	West Side Irrigation District



## **1.0 INTRODUCTION**

### **1.1 PROJECT TITLE**

International Park of Commerce Phase 2 Project (Project, proposed Project)

### **1.2 LEAD AGENCY NAME AND ADDRESS**

San Joaquin County  
Community Development Department  
1810 East Hazelton Avenue  
Stockton, CA 95202

### **1.3 CONTACT PERSON AND PHONE NUMBER**

Robby Thacker, Contract Planner  
Community Development Department  
1810 East Hazelton Avenue  
Stockton, CA 95202  
(916) 886-6036

### **1.4 PROJECT SPONSOR'S NAME AND ADDRESS**

Prologis, Inc.  
Pier 1, Bay 1  
San Francisco, CA 94111

### **1.5 PROJECT LOCATION**

The Project is located in the eastern portion of San Joaquin County (County), located adjacent to the City of Tracy's (City) and outside of the City's Sphere of Influence (SOI). The County is generally bordered by Sacramento County to the north, Calaveras County to the east, Stanislaus County to the south, and Contra Costa and Alameda County to the west, as shown in Figure 1.

### **1.6 INTENDED USES OF THE INITIAL STUDY**

This Initial Study (IS) is an informational document intended to inform the lead agency, other responsible or interested agencies, and the general public of potential environmental effects of the proposed Project. The environmental review process has been established to enable public agencies to evaluate potential environmental consequences and to examine and implement methods of eliminating or reducing any potentially significant adverse impacts. This document is intended to aid the County in determining the appropriate California Environmental Quality Act (CEQA) document needed to support agency discretionary approvals, permits, and consultations





## **2.0 PROJECT DESCRIPTION**

### **2.1 PROJECT OVERVIEW**

This Initial Study (IS) was prepared for the County to evaluate potential environmental impacts resulting from the approval and implementation of the International Park of Commerce Phase 2 (IPCP2) Project. The Project involves the development of approximately 284.3-acres of land with a warehouse and distribution facility with internal traffic circulation and vehicle, truck, and trailer parking and outdoor storage, as well as on-site water and wastewater treatment facilities. Project implementation would involve the adoption and implementation of a General Plan Amendment (GPA) and the IPCP2 Specific Plan; the approval a zoning change; and development of the area consistent with the IPCP2 Specific Plan (collectively, the “Project”). The IPCP2 Specific Plan contains land use, circulation, sustainability, design, and infrastructure-related development standards and design guidelines to guide investment and development in the Specific Plan Area. The chapter defines and describes the Project.

#### **2.1.1 Project Area Location and Setting**

The proposed Project is located 60 miles east of San Francisco on the eastern slope of the Altamont Pass, adjacent to the City of Tracy and outside of its SOI within an unincorporated area of the County. The City lies 68 miles south of Sacramento and 60 miles east of San Francisco. The regional location of the Project is shown in Figure 1.

##### **2.1.1.1 Project Area**

The Project area (Specific Plan Area) is located on the eastern slope of the Altamont Pass, in an unincorporated area of the County. The Specific Plan Area lies adjacent to City limits and is outside of the City’s SOI, as shown in Figure 2.

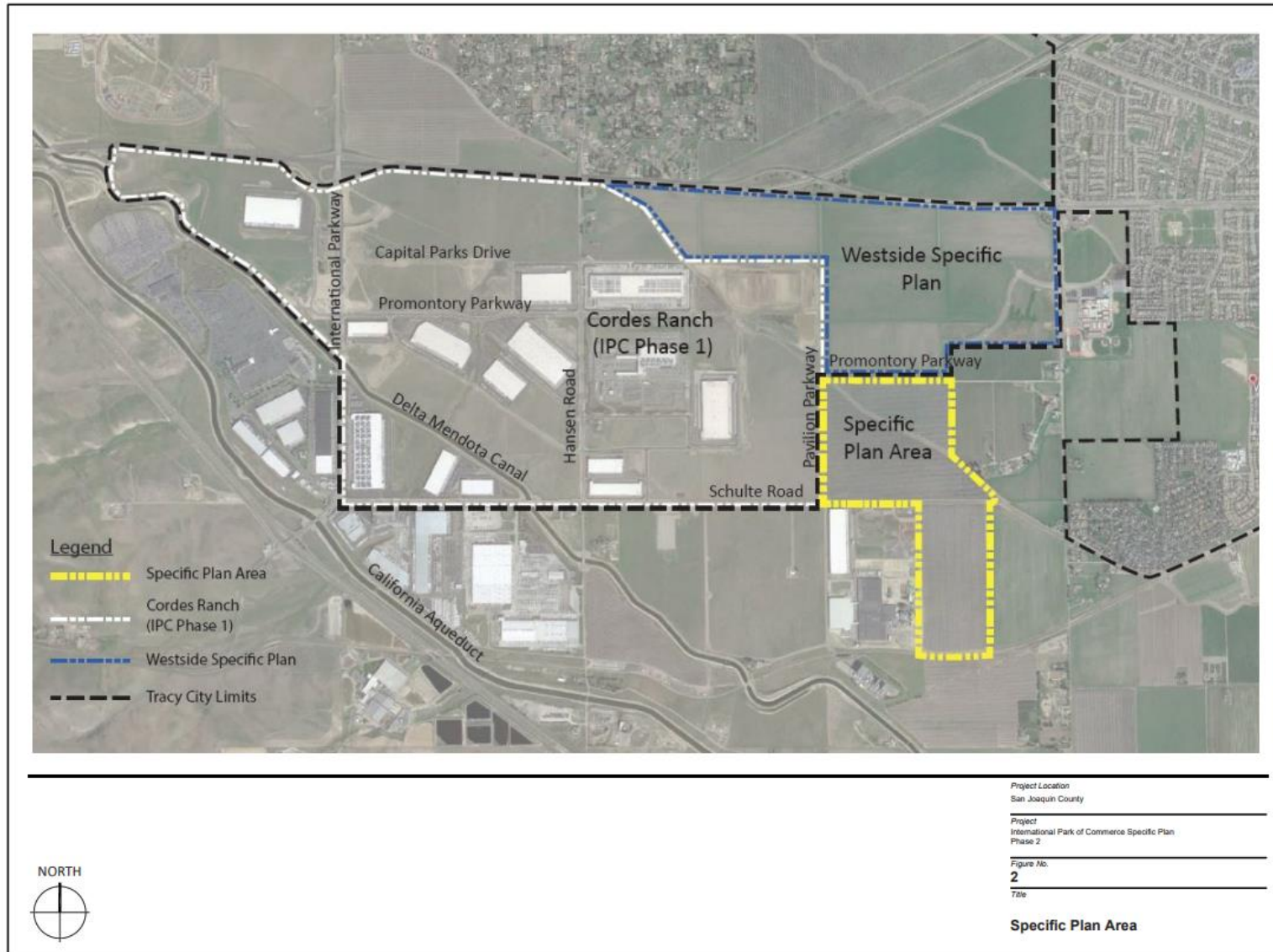
The 284.3-acre area is bisected by Schulte Road, east of the proposed extension of Pavilion Parkway to the west, and south of the proposed extension of Promontory Parkway. The site is undeveloped and the West Side Irrigation District (WSID) Upper Main Canal cuts through the northern portion of the development area. It is composed of four parcels (Assessor’s Parcel Number [APN] 209-240-36, APN 209-240-37, APN 209-250-10, and APN 209-250-37). APNs 209-240-36 and 209-240-37 comprise the southern portion of the site, south of Schulte Road, while APNs 209-250-10 and APNs 209-250-37 make up the northern portion of the site. APNs 290-250-10 and 209-250-37 are bisected by the WSID Canal.





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Figure 2. Specific Plan Area



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There are a variety of land uses and facilities within the vicinity of the Specific Plan Area. To the north of the Specific Plan Area is the Westside Specific Plan (formally called the Gateway Specific Plan), a 535-acre development that would construct a variety of commercial, institutional, and residential land uses. To the west of the Specific Plan Area lies the International Park of Commerce Phase 1 Specific Plan, which covers approximately 1,780-acres and envisions commercial, office, business park industrial, and park uses. To the south of the site is land zoned for general agriculture uses, the Tracy Biomass plant, and the proposed LBA III Industrial Project. The 421-acre Lammersville community (in unincorporated San Joaquin County) is located to the northwest of the Specific Plan Area. To the north of Lammersville is the Mountain House Community, which at buildout would comprise of 16,105 residential units, 275 acres of commercial uses, 441 acres of industrial uses, 759.5 acres of open space, 285 acres of school, and 499.5 acres of public facilities. Agricultural lands and residential and urban development uses are located to the east of the Specific Plan Area.

#### **2.1.1.2 Existing Land Uses**

The Project site is located within an area of the County that is used for both industrial and agricultural uses. The Project site itself is currently in agricultural use, with almond orchards planted across the site. There are approximately 100,000 almond trees that would be removed as part of the proposed Project. The majority of the site is unpaved, with the exception of Schulte Road. The WSID Canal is earthen-lined. There are no buildings or structures on the site. The Project site is relatively flat and slopes from an elevation of 149 feet above sea level at the southwest corner of the proposed Project area to elevation 95 feet at the northeast corner. Historic groundwater level at the Project site is approximately 75 feet below ground surface (bgs). Groundwater was not observed in the geotechnical investigations at the Project site; however, fluctuations in the level of groundwater may occur to variations in rainfall, irrigation practice, and other factors.

#### **2.1.1.3 Existing Circulation Network**

The Specific Plan Area lies near the junction of two major transportation corridors, Interstate (I)-205 and I-580. The Specific Plan Area is bisected by Schulte Road, while the terminus of Promontory Parkway is located approximately 0.6 mile to the northwest of the Specific Plan Area.

#### **2.1.1.4 General Plan and Zoning**

The County's General Plan Land Use Map designates the Project site as General Agriculture (A-G). The County's 2035 General Plan defines these land uses as:

**General Agriculture.** This designation provides for large-scale agricultural production and associated processing, sales, and support uses. The A-G designation generally applies to area outside areas planned for urban development where soils are capable of producing a wide variety of crops and/or support grazing. Typical building types include low-intensity structures associated with farming and agricultural processing and sales (San Joaquin County 2016).

The County Zoning Map categorizes the parcels within the Project site as A-G 40-acres Zoning District. The purpose of the General Agriculture 40-acres District is to identify agricultural lands for the continuation



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of commercial agricultural enterprises, as long as such operations are feasible. Minimum parcel sizes within the A-G Zone are 20, 40, 80, and 160 acres. The site is currently zoned for 40-acre minimum parcels.

The proposed Project will request a General Plan Amendment (GPA) to amend the General Plan land use from A-G to General Industrial (I/G), and a rezoning classification of the property from A-G to I-G and SP-1 zone district.

### **2.1.2 Project Overview**

#### **2.1.2.1 Proposed Land Uses**

The Project proposes to construct a new industrial development with approximately 5.36 million square feet (sf) of development, as well as new water and sewer treatment facilities. In addition, the proposed Project would construct extensions to planned roadways, Promontory Parkway and Pavilion Parkway, which would be continuations from proposed development west of the site, at International Park of Commerce Phase 1.

The north and south parcels within the development would be rezoned to I-G/SP-1 zoning district. The I-G/SP-1 zoning is to allow the proposed industrial uses and to allow additional flexibility in development with the proposed Specific Plan. The Specific Plan would provide for a wide range of uses, including primarily manufacturing, industrial, warehouse, logistics, distribution, and storage uses. Other permitted uses included in the Specific Plan include automotive related uses, truck related uses, utility uses, and ancillary uses. Not all of the uses permitted in the County's I-G zone generally will be permitted by the Specific Plan, which would be instead limited to the foregoing uses. The proposed Project would attract a variety of businesses that would generate jobs and tax revenue as well as provide for business development needs within San Joaquin County. The Project proposes to construct approximately 109.4 acres of industrial land uses, 9.6 acres of dedicated roadway, sewer treatment facilities on a 1.6-acre parcel, and water treatment facilities on a 1.9-acre parcel, see Figure 3.

#### **2.1.2.2 Vehicular Access**

The Project has been designed to comply with and help implement the County's Regional Transportation Plan (RTP). The Project would extend planned roadways Promontory Parkway and Pavilion Parkway along the Project frontage as well as providing roadway improvements along West Schulte Road. The main access to the Specific Plan Area would be from Pavilion Parkway, Promontory Parkway, and Schulte Road.

Trucks and other vehicles would access the Specific Plan Area from both Interstate 580 and 205 at Mountain House/International Parkway. Mountain House Parkway, West Schulte Road, proposed Pavilion Parkway, and proposed Promontory Parkway would be designated as the main truck routes to access Project uses. Truck route intersection would be designed to meet Surface Transportation Assistance Act (STAA) standards to accommodate the large truck and trailer turning movements. The Project would include additional minor truck routes that would provide access to interior development.



### **2.1.2.3 Alternative Transportation**

Bicycle and pedestrian paths are included in roadways and as separate facilities as part of the Project as a means to increase mobility options to and throughout the Specific Plan Area, and to connect the Specific Plan Area to the community. The closest public transit routes are provided by the City's TRACER bus routes, with bus stops for Route 26 at 11<sup>th</sup> Street/Lammers Road (by John C. Kimball High School) and Route 32 at Mabel Josephine Drive/Schulte Road (by Kelly Elementary School), located approximately 0.6 mile and one mile from the Project site, respectively. County Regional Transit District's Route 90 provides regional service to the City from Stockton, with Route 150 providing a connection to the City of Dublin Bay Area Rapid Transit station. These facilities would provide employees and other Project users an alternative to vehicle travel throughout the Specific Plan Area.

The Project would comply with and help implement the County's RTP and would include additional Class I bikeways along Pavilion Parkway, Promontory Parkway, and Schulte Road that would allow for increased linages and to provide additional safety for bicyclists by separating them from motor vehicles. The proposed roadways would have separated, five-foot pedestrian sidewalks on both sides of Pavilion Parkway, Promontory Parkway, and Schulte Road to provide for safe and efficient pedestrian circulation within the Specific Plan Area. The proposed Project's roadway system would also facilitate the use of public transportation facilities by providing bus pull outs and passenger shelters.

### **2.1.2.4 Parking**

The construction of the Project would include surface parking lots with a total of 2,673 employee parking spaces. The total amount of employee parking would exceed the County's Zoning Code requirements. Each building would also include truck and trailer parking areas.

### **2.1.2.5 Landscaping**

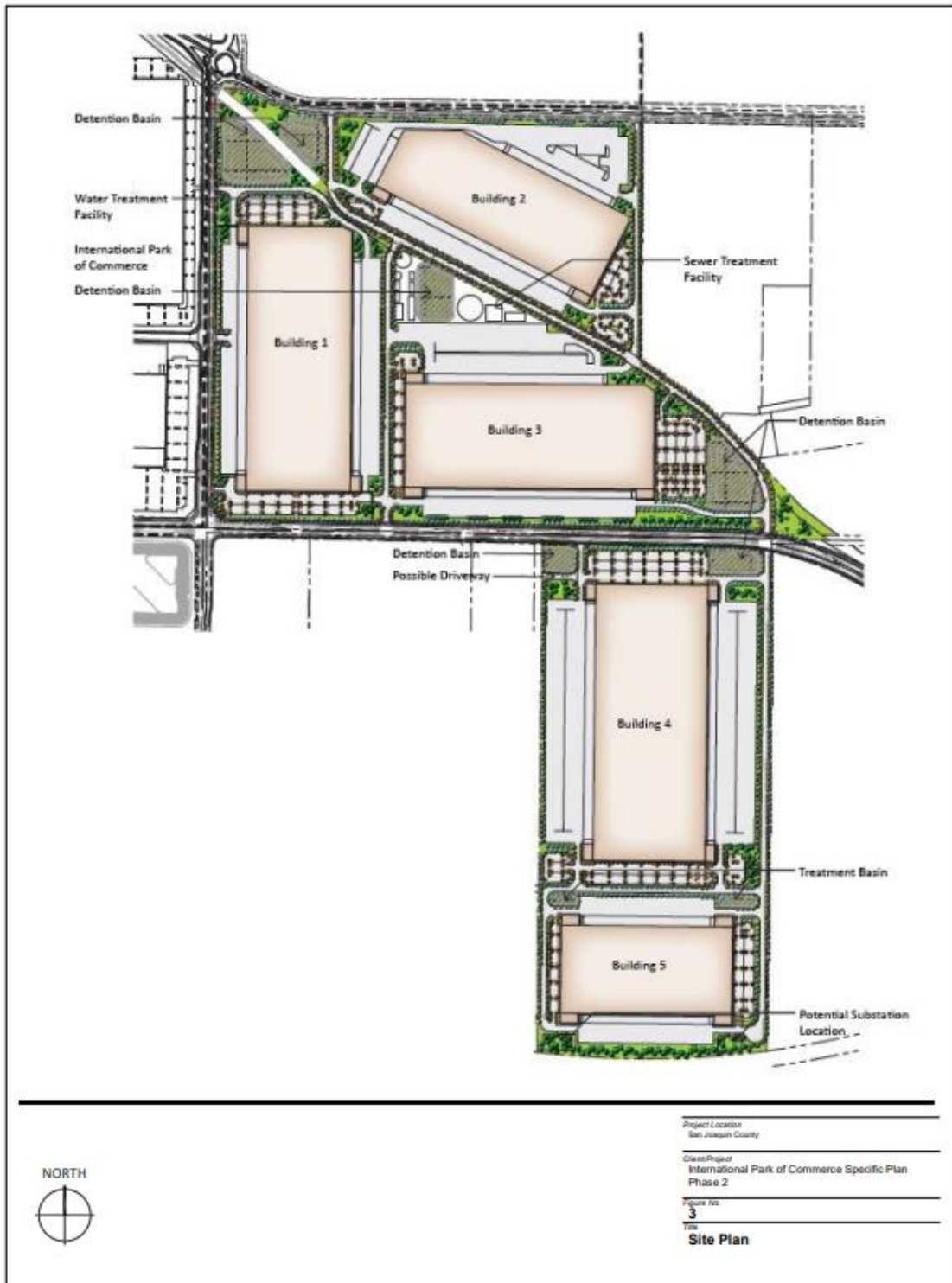
In addition to site-specific landscaping standards which are set forth in Chapter 3 of the Specific Plan, the Project is also subject to a Master Landscape Plan set forth in Chapter 5 of the Specific Plan. The Master Landscape Plan provides for major landscape treatments at key locations throughout the Specific Plan Area. The overall concept for the Master Landscape Plan would be in keeping with the agricultural heritage of the area.

Landscaping elements would be included in the streetscape design of roadways, intersections and pedestrian and bicycle facilities. All roadways will include a landscape strip on each side planted with street trees. Landscape setbacks beyond the right-of-way, will range from 25 to 30 feet to provide a buffer between roadway and the parking or buildings. The streetscape design supports the Model Water Efficient Landscape Ordinance (MWELO) to reduce water use for landscape irrigation, simplify maintenance, and create a more sustainable landscape.

Within the site, trees would also be planted within the parking lots. Per County requirements, the Project would be required to plant one tree per every eight to ten vehicle parking spaces. As such, the Project would plant between 267 to 334 trees in the proposed lots across the Project site.



Figure 3. Site Plan



### **2.1.3 Development and Design Guidelines**

The proposed IPCP2 Specific Plan contains detailed development standards and design guidelines that establish criteria for site design, architecture, landscaping, parking, and circulation that would apply to the development of the Project. These guidelines apply to site design, landscaping, and building materials and architecture, among other things. The proposed Project aims to continue the design elements of International Park of Commerce Phase 1, which lies immediately west of the proposed Project site, and approved within the Cordes Ranch Specific Plan to create a unifying design and landscaping between the sites.

#### **2.1.3.1 Logistics and Warehouse Buildings**

The Project has set architectural design guidelines to provide direction of the site to create a visually cohesive development. The guidelines set a base level of quality of architecture consistent with the vision and goals of the Specific Plan. Buildings on the site are not intended to match, but instead utilize similar architectural elements, colors, and material, or styles so there is not an aesthetic disconnect between buildings on the site. Generally, development at the site will consist of large parcels with buildings designed to face office functions and entries towards street frontages and provide landscape screening of truck and trailer parking, loading docks, and service doors with landscaping and berming.

The architectural design guidelines require building base materials to generally be concrete tilt-up panels or other sustainable materials such as cross laminated timber. The buildings would be designed to substantially screen any roof-mounted equipment such as heating, ventilation and air conditioning (HVAC) units, vents, and sky lights from the public right-of-way. The windows would be daylight or clerestory to bring natural light into the building during daylight hours and reduce energy consumption. Building facades would be articulated to add visual variety and distinctiveness by adding breaks in long building facades every 200 feet in the form of score lines, varying roof height, and/or color variations. Entries to each building would be constructed with concentrated windows and enhanced colors or materials.

#### **2.1.3.2 Streets**

Public and private streetscapes would reinforce roadway hierarchies, emphasize key intersections, and create pedestrian and bicycle circulation. Streets would be designed with hematic site furnishings and fixtures including benches, public transit shelters, trash receptables, lighting, and signage that would further support the design character of the Project. All roads would include a landscape strip on each side planted with street trees.

Roadways on the site include Schulte Road, Pavilion Parkway, and Promontory Parkway. Schulte Road is an existing roadway that bisects the proposed Project site. The northern side of Schulte Road would be redesigned with seven-foot landscape strips, a 12-foot Class I bikeway, and another three-foot landscape strip. The southern side of Schulte Road would have an eight-foot landscape strip, five-foot sidewalk, and four-foot landscape strip in the right of way. Beyond the right-of-way, an additional 30-foot landscape setback is required on both sides of Schulte Road to expand the planted area. These setbacks will be planted with grasses, evergreen trees, and oak trees. The roadway also has a 16-foot median that would be planted with grasses, evergreen shrubs, and trees.





Pavilion Parkway and Promontory Parkway would be constructed as part of the proposed Project along the western and northern boundaries of the site, respectively. Both new roadways would be developed with landscape strips within the right-of-way and 25-feet of landscaped setback located outside the right-of-way. Landscape setbacks would be planted with grasses and screen trees to soften large buildings and would be bermed or sloped, as needed. Pavilion Parkway would be a four-lane roadway designed with a seven-foot landscape strips at the street edge, 12-foot Class I bikeways, and three-foot landscape strips within the street right-of-way on the east side of the street. The west side of Pavilion Parkway would be constructed with an eight-foot landscape strips at the street edge, a five-foot-wide sidewalk, and four-foot landscape strip within the right. Promontory Parkway would be a six-lane roadway similarly designed as Pavilion Parkway with the north side of the street constructed with seven-foot landscape strips at the street edge, 12-foot Class I bikeways, and three-foot landscape strips within the street right-of-way on the east side of the street. The southern side of Promontory Parkway would have an eight-foot landscape strips at the street edge, a five-foot-wide sidewalk, and four-foot landscape strip within the right-of-way.

#### **2.1.4 Utilities**

Utility services required for the development of the proposed Project includes groundwater wells, an on-site public water treatment facility, an on-site public wastewater and recycled water treatment facility, a dedicated fire system and fire storage facility, and bio-treatment and detention basins to provide for the treatment and storage of stormwater.

##### **2.1.4.1 Water Supply**

The Project would be served by a new public water system that will be constructed on the Project site. The Project is preparing an application to the State Water Resources Control Board (SWRCB) for a permit to create a new public water system (non-transient, non-community water system) on the site. The new public water system would only serve the Project and would rely on two onsite groundwater wells sourcing groundwater from the Tracy Subbasin to do so. A water supply assessment (“WSA”) analyzing the availability of groundwater to serve the Project is being prepared and will be included as an appendix to the draft EIR.

The fire water system would be developed within the water treatment plant. The plant would include one fire well (a third onsite well, in addition to the two wells providing potable water) within the treatment site area, as well as an associated storage and pump station. The fire water system is independent from the potable water system and would be designed to meet the requirements of the local fire district.

##### **2.1.4.2 Wastewater and Recycled Water**

The Project is preparing an application to the Central Valley Regional Water Quality Control Board (RWQCB) for the development of a wastewater treatment system and sludge drying ponds onsite. The wastewater treatment site would be centrally located on the northern portion of the Project site and would be constructed in the lowest elevation to allow for the majority of the Project’s wastewater to gravity feed to the proposed wastewater treatment facility. The plant would have a Membrane Bioreactor (MBR) treatment system that produces Title 22 compliant effluent, recycled water. The wastewater treatment system would be connected to the first building on the site and expanded to subsequent buildings as they are constructed.



The wastewater treatment plant site would also house the proposed recycled water facilities, to provide water for landscape irrigation of the site via a proposed on-site “purple pipe” system.

### **2.1.4.3 Stormwater**

Detention basins are proposed to serve new development in this specific plan. The primary need for detention basins is due to limitations in downstream outfalls and discharge capacities and to provide significant storm water quality enhancement at the site. The proposed detention basins would attenuate peak flows to meter downstream releases of stormwater to reduced rates. All proposed detention basins would be sized to accommodate the 100-year 24-hour storm under build-out conditions. In total, the Project proposes to construct five detention basins ranging in size from one to 2.5 acres, with a total capacity of 57 acre-feet.

Storm drainage for the Project would consist of a system of inlets, piping, and bio-treatment and detention ponds that would provide for storm water conveyance and treatment. Three bio-treatment basins would be constructed on the southern portion of the Project site and would provide the treatment of storm water, discharged via a system of inlets and piping. Another system of pipes will extend to the north and discharge the treated storm water to the detention basins located on the northwest portion of the Project. Due to the soil characteristics and percolations rates, the stormwater discharged to these basins will percolate into the ground. In large storm events, an agreement with the Byron-Bethany Irrigation District (BBID) would allow for the metered discharge of the storm water from the detention basins to the existing WSID Upper Main Canal bisecting the site.

Best Management Practices (BMPs) in the Storm Water Quality Control (SWQC) Manual would be implemented in the design of the Project, as appropriate, to reduce the directly connected impervious areas and to promote a higher level of storm water quality.

### **2.1.4.4 Electricity, Gas, and Telecommunications**

Electrical and gas services to the proposed Project site would be provided by Pacific Gas & Electric (PG&E). All public electric transmission, gas, and distribution utilities on and in proximity of the site are owned and maintained by PG&E. An additional electrical substation may be required to provide electrical services to the Project as well as surrounding development. If required, the additional substation would be constructed near the southern boundary of the Project site. A proposed joint trench system would include telephone, cable TV, possible ancillary fiber system conduits (dark fiber), conduits and conductors for street lighting and traffic signals, and such other equipment and facilities as determined by the County.

### **2.1.4.5 Solid Waste Disposal**

The proposed land uses in the Project area would generate additional solid waste. Tracy Delta Solid Waste Management Inc. currently provides services to the southeastern portion of the County for the collection, transportation and disposal of refuse and garbage, including the collection of recyclable material. Land uses in the Specific Plan Area would be required to incorporate the following sustainability measures for solid waste:



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- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- Provide interior storage areas for recyclables and green waste and adequate recycling containers located in public areas.

### 2.1.5 Public Services

Police services for the Project would be provided by the San Joaquin County Sheriff's Office (SJCSO). Fire protection and emergency medical services would be provided by the Tracy Rural Fire District (TRFD) and South San Joaquin County Fire Authority (SSJCFA). TRFD Station 94 is located at 16502 W. Schulte Road. There is the existing SSJCFA Fire Station 94/California Department of Forestry and Fire Protection (CAL FIRE) Station 26, located at the southwest corner of Hansen Road and Old Schulte Road, near the Specific Plan Area.

The Tracy Delta Solid Waste Management would provide disposal and recycling services for the Project. Solid waste would be collected at the Tracy Material Recovery Facility and Transfer Station before being transported to the Foothill Sanitary Landfill, in the eastern County area.

### 2.1.6 Sustainability

The proposed Project would include Project design elements to increase sustainability, minimize greenhouse gas emissions, reduce water and energy consumption, and decrease impacts related to construction activities and waste generation. Specific sustainability measures and design elements may include, but are not limited to, the following:

#### Energy:

- Large warehouse and logistic buildings will utilize sloped floors that better conform to the existing topography to reduce the amount of grading and earth movement.
- Energy efficient lighting and control systems utilized as integral part of lighting systems in all buildings.
- Encourage the use of daylight of clerestory windows to provide natural light and reducing the need for lighting during daylight hours.
- Light colored "cool" roofs required for all new buildings.
- Tree species would be chosen based on their large canopy characteristics at maturity and will be strategically placed on the west and east portions of the site to shade paving areas and building elevations to minimize heat gain.
- Canopies, awnings, and architectural shade structures are encouraged as part of the design guidelines, strategically sized to shade paved areas and building elevations and to minimize heat gain
- High efficiency lighting, such as LED, would be utilized for traffic, street, and other outdoor lighting.
- Lighting levels for outdoor illumination must meet the minimum standards required for safety. All exterior lighting will be required to be controlled by timers, and unless otherwise enforced, only nighttime lighting required for parking lot security and safety will be provided.



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- Building construction within the Project shall meet applicable standards for energy efficiency such as energy efficient heating and cooling systems, appliances, equipment, and HVAC control systems.

#### **Transportation and Land Use:**

- Individual, site-specific development projects that have 50 or more employees (equivalent to a 40,000-sf warehouse building) would be required to prepare an employee commute trip reduction program (CTR) in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9410. The CTR program would include incentives for alternative modes of transportation including ride-matching assistance, preferential carpool parking, car-sharing program, and bicycle end-trip facilities.
- Preferential parking space locations be provided for electric and other clean air vehicles in all parking lots. Individual development projects with over 200 spaces shall designate a minimum of two percent of total parking spaces for carpool and/or ridesharing vehicles.
- Individual projects located along existing and planned transit routes would be required to coordinate with the San Joaquin Regional Transit District or other agencies to ensure that bus pads and shelter are incorporated.

#### **Solid Waste:**

- Individual developers of projects would be encouraged to reuse and recycle construction and demolition waste, including soil, vegetation (green waste), concrete, lumber, metal, and cardboard, to the extent feasible.
- Individual developers of projects would be encouraged to locate interior and exterior storage bins for recyclables and green waste and adequate recycling containers in public areas.

#### **Water:**

- Landscaping would consist of plant species and materials common to the region.
- Turf would be discouraged and minimized throughout the Project.
- Irrigation systems and devices would be water efficient and include satellite soil moisture-based irrigation controls and systems.
- A purple pipe system would be constructed as part of the infrastructure for the Project. Reclaimed water would be utilized for landscape irrigation of public and private landscaped areas.
- Watering of non-vegetated surfaces and practices for cleaning outdoor surfaces and vehicles would be discouraged.
- Low-impact development practices would be implemented to the extent feasible to maintain the existing hydrologic character of the drainage and manage and treat storm water to protect the environment.
- Buildings would be designed to be water-efficient and would include water-efficient fixtures and appliances.

#### **Biological Resources:**



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- The landscape palette would include many climate-adapted species to optimize biodiversity, sequester carbon, create habitat to minimize resource use (water, fertilizers, and pesticides/herbicides).
- Storm water BMPs including vegetated bioswales, vegetated detention basins and pervious paving would be encouraged and incorporated to the extent feasible into individual development sites and along streets.

### Public Health:

- Open space as well as passive and active recreational opportunities exist in proximity to the Specific Plan Area. Pedestrian and bicycle connections would be extended to the Project and would consist of Class 1 bike and pedestrian sidewalk to promote connectivity.
- Sidewalks would be included on both sides of all public streets. These proposed improvements make the Project walkable and will provide connections to adjacent development.

## 2.2 PROJECT CONSTRUCTION

### 2.2.1 Schedule

Construction within the Project area is expected to occur in phases. Phase 1 area development is expected to occur within five years, while full build out of the Project would be completed within 10 years, depending on market conditions, demand, and other relevant factors. Actual development of the Phase 1 area would be according to approved applications for tentative subdivision maps and individual, site-specific development projects to facilitate and implement development of the Project area consistent with the County's goals and policies. Construction activities would occur during the work week, Monday through Friday, between 7 AM and 7 PM and, if necessary, between 8 AM and 8 PM Saturday and Sunday consistent with the San Joaquin County Development Title. Any work outside of the County's construction hours would require special permits.

### 2.2.2 Access and Staging

Travel routes for construction workers, soils export, and material import would be determined in consultation with the County's Transportation Engineering Division and included in the construction traffic management plan to be developed in accordance with the County's standard conditions of approval. All construction materials would be stored onsite. Construction of the Project and any utility work would require the closure of selected sidewalks which would be furnished with temporary signage and alternate routing and will be identified in the construction traffic management plan.

### 2.2.3 Grading, Excavation, and Demolition

The site is currently used as an almond orchard and Project construction will involve removing approximately 100,000 trees from the site. There are no existing buildings, and no demolition is required. All grading would be balanced across the Project site during construction.



## **2.3 STANDARD DEVELOPMENT REQUIREMENTS**

The County has established standard conditions of approval and standard development requirements to address resource protection. The conditions of approval are specific conditions applicable to the Project. The standard development requirements are items which are codified or adopted by resolution and have been included for ease of reference; they may not be appealed or changed. The Project would comply with these standard conditions and standard development requirements, which are described in greater detail, where applicable. The proposed Project would also include special conditions of approval as needed.

## **2.4 ANTICIPATED PROJECT APPROVALS**

### **2.4.1 Approvals**

The Draft EIR will be used by the County and other responsible and trustee agencies in their consideration of the various Project approvals within their respective jurisdictions in order to identify and evaluate the Project's significant environment impacts. As mandated by CEQA Guidelines Section 15124(d), this section contains a list of agencies that are expected to use this Draft EIR in their decision-making, and list of the action (both discretionary and ministerial) for which this Draft EIR will be used. Approvals being sought may include, but are not limited to, the following:

- General Plan Amendment (GPA)
- IPCP2 Specific Plan
- County of San Joaquin Municipal Code Amendment (i.e., Zoning Map and Text Amendment to reflect the IPCS2 Specific Plan Zoning District)
- Parcel Maps, Tentative and Final Subdivision Maps
- Improvement Plan and Site Approval permits
- Tree Removal Permit
- Encroachment Permits, Grading Permits, and Building Permits.

In addition, implementation of the Project may require permits or approvals from local, regional, state, and federal agencies, including, but not limited to, the following:

- BBID
- California Department of Conservation (DOC)
- California Department of Transportation (Caltrans)
- Central Valley (RWQCB)
- Local Area Formation Commission (LAFCo)
- San Joaquin County Board of Supervisors
- San Joaquin County Agricultural Commissioner
- San Joaquin County Assessor
- San Joaquin County Building Division/Plan Check
- San Joaquin County Public Works
- SJCSO
- SJVAPCD
- SSJCFA
- State Water Resources Control Board
- TRFD



- U.S. Army Corps of Engineers
- Westside Irrigation District

## **2.4.2 County of San Joaquin Development Review Process**

As listed above, under County of San Joaquin approvals, in order to ensure that all of the individual developments to be constructed under the Specific Plan are compatible with the surrounding environment and consistent with the County's goals and policies, the County would conduct a discretionary review of the design of each such individual development, including the site plan, landscape plan, building elevations, grading plan, and utility plan. This discretionary review, the Development Review, consists of the following steps:

- **Step #1 – Submit Application.** The Project applicant would submit development application forms, general submittal requirements, and fees. These forms are located on the County's website: <https://www.sjgov.org/department/pwk/development-services/permits>.
- **Step #2 – County Review.** The County would review the development application and route the application to multiple County and other agencies for comments. The County would compile the comments into a comprehensive letter to the applicant, which would detail any additional items or information necessary to deem the application complete, applicable requirements and staff recommendations. Once the application is deemed complete and all requirements are met, County staff would present the Project application for public hearing.
- **Step #3 – Applicant Response.** Some projects would require additional information or clarification by the applicant and/or revisions to the Project plans. The applicant's response would be reviewed by the County and steps 2 and 3 may be repeated if necessary.
- **Step #4 – Public Hearing.** Public hearings before the Development Services Director are required for all Development Review applications. Director-level hearings are scheduled on an as-needed basis. A public notice of the hearing will be sent to all property owners within 300 feet of the subject property and posted in a local newspaper.



## **3.0 ENVIRONMENTAL SETTING, ANALYSIS, AND MITIGATION MEASURES**

### **3.1 INTRODUCTION TO ENVIRONMENTAL ANALYSIS**

As defined by Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study (IS) is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed Project.

According to Section 15065, an EIR is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a Negative Declaration is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a Mitigated Negative Declaration is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This IS has determined that the proposed applications will result in potentially significant environmental impacts and therefore, an EIR is deemed as the appropriate document to provide necessary environmental evaluations and clearance for the proposed Project.

This Initial Study and Notice of Preparation (NOP) are prepared in conformance with the CEQA of 1970, as amended (Public Resources Code [PRC], Section 21000 et. seq.); Section 15070 of the State Guidelines for Implementation of the CEQA of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

The County is the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.





## **3.2 INTENDED USES OF INITIAL STUDY AND NOTICE OF PREPARATION**

This IS and NOP are informational documents which are intended to inform decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals. The IS and NOP prepared for the Project will be circulated for a period of 30 days for public and agency review and comments.

## **3.3 ENVIRONMENTAL ASSESSMENT METHODOLOGY**

The environmental factors checked below would be potentially affected by this Project, or involving at least one impact that requires mitigation to reduce the impact from “Potentially Significant Impact” to “Less than Significant Impact,” as indicated by the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics                          | <input checked="" type="checkbox"/> Greenhouse Gases                | <input checked="" type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Agricultural and Forestry Resources | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Air Quality                         | <input checked="" type="checkbox"/> Hydrology and Water Quality     | <input checked="" type="checkbox"/> Transportation                     |
| <input checked="" type="checkbox"/> Biological Resources                | <input checked="" type="checkbox"/> Land Use and Planning           | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Cultural Resources                  | <input type="checkbox"/> Mineral Resources                          | <input checked="" type="checkbox"/> Utilities and Service Systems      |
| <input checked="" type="checkbox"/> Energy Resources                    | <input checked="" type="checkbox"/> Noise                           | <input checked="" type="checkbox"/> Wildfires                          |
| <input checked="" type="checkbox"/> Geology and Soils                   | <input checked="" type="checkbox"/> Population and Housing          | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

### **3.3.1 Evaluation of Environmental Impacts**

Section 3.0, Environmental Checklist and Environmental Evaluation presents the environmental checklist form found in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures, if needed.

For the checklist, the following designations are used:

**Potentially Significant Impact:** An impact that could be significant and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared. An Initial Study Mitigated Negative Declaration (ISMND) cannot be used if there are potentially significant impacts that cannot be mitigated.

**Less Than Significant with Mitigation Incorporated:** This designation applies when applicable and feasible mitigation measures previously identified in prior applicable EIRs or in the General Plan Update



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EIR have reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact” and, pursuant to Section 21155.2 of the PRC, those measures are incorporated into the ISMND.

This designation also applies when the incorporation of new project-specific mitigation measures not previously identified in prior applicable EIRs or in the General Plan Update EIR have reduced an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact”.

**Less Than Significant Impact:** Any impact that would not be considered significant under CEQA, relative to existing standards.

**No Impact:** The proposed Project would not have any impact.

(CEQA Guidelines, Section 15126(a); *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369.)



### 3.4 AESTHETICS

AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 20199:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 a publicly accessible vantage point). If the Project is in an urbanized area, the potential of the project to conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.4.1 Environmental Setting

As described in the County’s 2035 General Plan Update, visual resources in the Specific Area include scenic mountain views, scenic city views, prominent scenic vistas and scenic corridors. As the Project implementation would result in new development of warehouse and distribution facilities, potential impacts to aesthetics are evaluated below.

#### 3.4.2 Environmental Impact Analysis

##### a) Would the project have a substantial adverse effect on a scenic vista?

##### **Finding: Potentially Significant Impact**

Implementation of the Project and overall development proposed in the International Park of Commerce Phase 2 (IPCP2) Specific Plan would allow for approximately 284.3-acres of undeveloped, agriculturally zoned parcels to be developed into a new industrial use development as well as on-site utility systems to support the new development. Additionally, it would include the development of infrastructure that may have the potential to have a substantial adverse effect on a scenic vista. Therefore, this potentially significant impact would be further analyzed in the EIR.



**b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Finding: Potentially Significant Impact**

Development of the Project would occur within a non-urbanized area, specifically agriculturally zoned area. Implementation of the Project could have a potential significant impact to scenic resources in the vicinity of the Project. Therefore, this potentially significant impact would be further analyzed in the EIR.

**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 a publicly accessible vantage point). If the Project is in an urbanized area, the potential of the project to conflict with applicable zoning and other regulations governing scenic quality?**

**Finding: Potentially Significant Impact**

Implementation of the proposed Project would occur within a non-urbanized area. Additionally, it would include the development of new industrial land uses and infrastructure that may have the potential to significantly alter the existing visual character of the area. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

The Project area is currently undeveloped agriculturally zoned land with building or infrastructure present onsite. The land is actively being used as an almond orchard. Implementation of the Project would include the development of various warehouses and industrial infrastructure that would create new sources of light or glare that have the potential to adversely affect day or nighttime views in the area. Therefore, this potentially significant impact will be further analyzed in the EIR.

**3.5 AGRICULTURAL AND FORESTRY RESOURCES**

<b>AGRICULTURAL AND FORESTRY RESOURCES</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<b>AGRICULTURAL AND FORESTRY RESOURCES</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3.5.1 Environmental Setting

The County encompasses nearly 920,000 acres of agriculturally productive land. Created by the sediments that have washed out of the major rivers that drain the area, the San Joaquin Valley is characterized by rich agricultural soils and farming activities. Fruit and nut crops, field crops, and livestock and poultry are the mainstays of a vibrant and dominant agricultural economy and contribute to the County’s ranking among California’s top ten counties in gross farm receipts (San Joaquin County 2016).

The County has approximately 20,000 acres of oak woodland. These woodland groves are located in the slow growth areas of the southwest and northeast areas of the County. According to the California Department of Forestry and Fire Protection (CAL FIRE), there are no Timber Production Zones designations or Timber Harvesting Plans within the County.

### 3.5.2 Environmental Impact Analysis

**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?**

**Finding: Potentially Significant Impact**

Implementation of the Project would occur in agriculturally zoned area. Additionally, it would include the development of new industrial land uses and infrastructure that has the potential to cause significant impacts to Prime Farmland. Therefore, these impacts will be analyzed further in the EIR.



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

**Finding: Potentially Significant Impact**

The 2035 General Plan designates the Project area as A-G. Implementation of the Project would require a zoning change to industrial use. Therefore, the Project has the potential to conflict with the existing zoning for agricultural use of the area, and these impacts will be analyzed further in the EIR.

**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))?**

**Finding: Potentially Significant Impact**

Development of the Project would occur on land designated as agricultural use. Implementation of the Project could potentially conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, this potentially significant impact will be further analyzed in the EIR.

**d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

**Finding: No Impact**

As discussed above, the parcels proposed for rezoning are currently designated as General Agricultural and is not designated as forest land. The Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur and this impact does not required further evaluation in the EIR.

**e) Would the project 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?**

**Finding: Potentially Significant Impact**

Development of the Project would require a GPA and rezoning of the Project area from General Agricultural to General Industrial, resulting in the conversion of designated Prime Farmland. The Project would involve other changes in the existing environment which may result in the conversion of Farmland, to non-agricultural use. Therefore, these impacts will be analyzed further in the EIR.



### 3.6 AIR QUALITY

<b>AIR QUALITY Would the Project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.6.1 Environmental Setting

The County is within the San Joaquin Valley Air Basin (SJVAB), which includes Fresno, Kern (western and central), Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare Counties. SJVAB is designated as nonattainment for ozone (O<sub>3</sub>) and fine inhalable particulate matter (PM<sub>2.5</sub>) under the California and National Ambient Air Quality Standard (AAQS), and nonattainment for coarse inhalable particulate matter (PM<sub>10</sub>) under the California AAQS (SJVAPCD 2022).

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is responsible for preparing the air quality management plan for the SJVAB in coordination with the San Joaquin Council of Governments (SJCG) to attain the National AAQS. The SJVAPCD has adopted particulate matter and ozone plans that include emissions inventories that identify sources of air pollutants, evaluations for feasibility of implementing potential opportunities to reduce emissions, to estimate future levels of pollution, and a strategy for how air pollution will be further reduced. According to SJVAPCD’s 2018 PM<sub>2.5</sub> Plan, the SJVAB will meet attainment for the PM<sub>2.5</sub> standard by 2023. The SJVAPCD has also approved the 2016 Plan for the 2008 8-Hour Ozone Standards which states that the SJVAB will meet 2008 ozone attainment by 2031. However, since approval of this plan, the U.S. EPA approved a stricter 2015 ozone standard. The SJVAPCD is preparing an updated ozone plan for the updated ozone National AAQS standard.

#### 3.6.2 Environmental Impact Analysis

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

##### **Finding: Potentially Significant Impact**

As a result of increased development and densification associated with Project implementation, emissions would be generated during both construction and operation of individual developments. Project implementation has the potential to cause significant environmental effects through conflict or obstruction



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of the applicable air quality plans, e.g., the San Joaquin Valley Air Quality Plans. Therefore, these impacts will be analyzed further in the EIR.

- 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?**

**Finding: Potentially Significant Impact**

The proposed Project site is located in a non-attainment area for National Ambient Air Quality Standards and California Ambient Air Quality Standards. As such, Project implementation has the potential to cause significant environmental effects through a potential cumulatively considerable net increase of particulate matter during construction. Therefore, this potentially significant impact will be further analyzed in the EIR.

- c) Would the project expose sensitive receptors to substantial pollutant concentrations?**

**Finding: Potentially Significant Impact**

Implementation of the proposed Project would include the development and operation of new and more intense land uses that could generate new sources of toxic air contaminants in the County, from both stationary and mobile sources. As such, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

Project implementation could cause the generation of new sources of odors or other emissions. Waste treatment facilities and industrial operation may generate odorous emissions. Therefore, these potentially significant impacts will be further analyzed in the EIR.





### 3.7 BIOLOGICAL RESOURCES

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

#### 3.7.1 Environmental Setting

Located southwest of Tracy, in unincorporated San Joaquin County, the Project site consists of three leveled blocks of almond orchards, ranging in elevation from 90 to 140 feet above mean sea level. Land uses in this portion of the County are primarily agricultural, industrial, and residential. To the west of the Project site, lands have generally been converted to industrial use in recent years, and to the east of the site, land uses are primarily residential. With the exception of an industrial building located southwest of the Project site, the remaining areas around the Project site are primarily agricultural (Moore 2021).

The County predominantly consists of open space, with 86 percent of County land consisting of farmland, grazing lands, and watershed areas that include a variety of low-intensity uses, such as rural residences and recreational facilities. County biological resources include a number of special natural habitats that are of great ecological value, including habitats for several special-status plants and animals, important fish



and waterfowl migration corridors, riparian habitats, wetlands, vernal pools, the San Joaquin River, and the Delta at the confluence of the Sacramento and San Joaquin Rivers. The County also provides habitat to many significant wildlife resources, providing food, shelter, migration corridors, and breeding opportunities for wildlife species. Annual grasslands are one of the most common plant communities in the County, particularly in eastern and southwestern County areas, accounting for approximately 170,000 acres which support a variety of special-status species, such as the San Joaquin kit fox, California red-legged frog, California tiger salamander, and golden eagle (San Joaquin County 2016).

### **3.7.2 Environmental Impact Analysis**

- 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 regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

**Finding: Potentially Significant Impact**

Project implementation would result in the removal of an almond orchard, which could result in a substantial adverse effect to species identified as candidate, sensitive or special status species, either directly or indirectly through habitat modifications. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

As discussed above, Project implementation could impact riparian habitats or other sensitive natural communities that could be located in the Project vicinity. Therefore, this potentially significant impact will be further analyzed in the EIR.

- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**Finding: Potentially Significant Impact**

Project implementation may have substantial adverse effects on state or federally protected wetlands. Therefore, this potentially significant impact will be further analyzed in the EIR.



- 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?**

**Finding: Potentially Significant Impact**

Trees and grasslands in and around the Project site could be used by birds protected by the Migratory Bird Treaty Act of 1918 and/or the California Fish and Game Code, and Project implementation may interfere with the movement of native or migratory wildlife species. Therefore, this potentially significant impact will be further analyzed in the EIR

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

**Finding: Potentially Significant Impact**

Other than the almond trees located on the Project site, the only trees that may be present are several date palms clustered in the southeast portion of the Project site. However, Project implementation may conflict with local policies and ordinances protecting biological resources. Therefore, this potentially significant impact will be further analyzed in the EIR.

- 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?**

**Finding: Potentially Significant Impact**

As discussed above, the County is a participant in the San Joaquin County MSHCP, a comprehensive, multi-jurisdictional plan that addresses biological and ecological diversity by conserving species and associated habitats while allowing approval of development in San Joaquin County. The Project is expected to participate in the San Joaquin County MSHCP, which involves the payment of fees and compliance with standard Incidental Take Minimization Measures that would be issued for the Project, to avoid impacts on nesting birds and other avian species (Moore 2021). Nevertheless, Project implementation may conflict with provisions of an adopted HCP, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.8 CULTURAL RESOURCES

<b>CULTURAL and TRIBAL RESOURCES</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.8.1 Environmental Setting

##### 3.8.1.1 Prehistoric Context

Human occupation in the Sacramento-San Joaquin Delta region may have occurred as early as 12,000 years ago, during the Paleo-Indian period or later during the Lower Archaic, but few archaeological sites, pre-dating 5,000 years before the present day (BP) have been documented in the Delta or the broader Central Valley. It is possible that Holocene alluvial deposits buried many prehistoric sites and the dynamic nature of the Delta and Central Valley waterways have also likely obscured and destroyed archaeological remains. For example, there are estimates that as much as 10 meters of sediment accumulated along the lower stretch of the Sacramento River drainage system during the last 5,000–6,000 years. One of the few early sites documented in the general region is CA-CCo-637 in eastern Contra Costa County; the site dates to approximately 8,500 BP and was located in an alluvial fan near present-day Kellogg Creek.

Prehistoric material culture found in central California subsequent to the Paleo-Indian and Lower Archaic periods has been categorized according to “horizons” or “patterns” that define broad technological, economic, social, and ideological elements over long periods of time and large areas. Three regional patterns are defined that are most relevant to the Project area, three of which are specific to the prehistory of the Tracy region. Referred to as the Windmill, Berkeley, and Augustine patterns, each represents a general pattern of resource exploitation and cultural manifestations that occurred between about 4,500 BP and Euro-American contact around the year 1800 (Solano 2021).

##### 3.8.1.2 Ethnographic Context

The Project area is situated within the traditional lands of the Northern Valley Yokuts whose range extended from the Calaveras River to the southern extent of the San Joaquin River. They were one of Foothill, and Southern Valley Yokuts. Each ethnolinguistic group was composed of autonomous, culturally and linguistically related tribes or tribelets.

The Northern Valley Yokuts, who lived along the San Joaquin River and its tributaries and within the vicinity of the Project area, are one of the least-known of the California Indian groups. This is due to the almost complete destruction of their traditional lifeways by the early 19th century. What can be gleaned from the



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diaries and reports of Spanish soldiers and priests who encountered the native populations during the late 18th and early 19th centuries, is that fish, waterfowl, and acorns were important food resources for the Northern Valley Yokuts. The local rivers and their tule marshes contained salmon, sturgeon, perch, suckers, and pike, which were caught using weighted nets and bone harpoons. Waterfowl, such as geese, ducks, and other aquatic birds, were abundant in the marshes and probably played a major role in the Northern Valley Yokuts subsistence base. Dogs were domesticated and may have been raised for food, a taboo to some tribes but not the Yokuts. Wild plant resources, especially acorns, were of prime importance and in a good year a valley oak could produce hundreds of pounds of acorns, which were then ground into meal and cooked into porridge. Tule reed roots were likewise gathered and ground into meal that was traditionally served as porridge.

Several northern Yokut tribelets inhabited the present-day Tracy area. These consisted of the *Chulamni* to the north of Tracy, and the *Hoyima* to the southeast. The *Chulamni* tribelet built their villages near Tracy, along the banks of the Old River and San Joaquin River and along creeks in the Diablo Range. The largest *Chulamni* village site near Tracy was Cholbon, named “Pescadero” in Father Jose Viader’s 1810–1811 San Joaquin River expedition diary for the intensive fishing that apparently occurred at this location Cholbon. Cholbon could also have been placed in the general vicinity of Tracy, either to the east, or to the west, and other candidate locations for Pescadero/Chulumne are also offered. Regardless of the site’s specific location, its general placement in the vicinity of the Project area clearly indicates intensive Native American/Yokuts occupation and land-use occurred in the vicinity.

Euro-American contact with the Northern Valley Yokuts began with periodic incursions by Spanish explorers traveling through the Sacramento-San Joaquin Valleys in the late 18th and early 19th centuries. It was during this time that significant impacts to traditional lifeways began. Many Yokuts were lured or captured by missionaries and taken to Mission San Jose or Mission Santa Clara. A probable malaria epidemic in 1833 decimated the indigenous population, killing thousands. The influx of Europeans during the Gold Rush era further reduced the Yokuts population because of disease and violent encounters with the miners. Though little or no gold was found in the Yokuts territory, miners passing through on their way to the rich diggings in the Sierra Nevada foothills caused a significant degree of cultural upheaval. Former miners, who had seen the richness of the San Joaquin Valley on their way east to the diggings, later returned to settle and farm the former Yokuts lands (Solano 2021).

### **3.8.1.3 Historic Context**

The historic period in the Central Valley can be discussed under three distinct periods that affected the overall economic, social, and cultural development of California. These consist of the Spanish, Mexican, and American periods which are summarized below.

#### Spanish Period

In 1772, Captain Pedro Fages, a Spanish soldier, entered the San Joaquin Valley area searching for military deserters. His diary was one among many that documented the environmental landscape and the cultural setting of the San Joaquin Valley. Fages entered the area from the south, and as he emerged from the lower portion of Tejon Pass, he saw the beautiful lakes, rivers, and plains and named the most prominent



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lake Buena Vista (beautiful view). Another early journey was undertaken in 1776 by Padre Francisco Garces who traveled through the San Joaquin Valley in hopes of discovering a more direct route to Monterey, Spain's Alta California capital at the time.

The most drastic and permanent change to the local Northern Valley Yokuts' way of life was the establishment of the Spanish mission system. By the early 1800s, the mission fathers began a process of cultural change that forced the majority of local Native Americans into mission complexes and surrounding lands. Spanish missionaries traveled into the San Joaquin Valley to recapture escaped neophytes and recruit inland Native Americans for the coastal missions. At the expense of traditional skills, the Native Americans were taught the pastoral and horticultural skills of the Hispanic tradition.

### Mexican Period

With the declaration of Mexican independence in 1821, Spanish control of Alta California ended, although little political or economic change actually occurred. Political change did not take place until mission secularization in 1834, when Native Americans were released from missionary control and the mission lands were granted to private individuals. Shoup and Milliken (1999) state that mission secularization removed the social protection and support on which Native Americans had come to rely. It exposed them to further exploitation by outside interests, often forcing them into a marginal existence as laborers for large ranchos.

Following mission secularization, the Mexican population grew as the Native American population continued to decline. Euro-American settlers began to arrive in California during this period and often married into Mexican families, becoming Mexican citizens, which made them eligible to receive land grants. In 1846, on the eve of the U.S.-Mexican War the estimated population of California was 8,000 nonnatives and 10,000 Native Americans. However, these estimates have been debated. Cook (1976) suggests the Native American population was 100,000 in 1850; the U.S. Census of 1880 reports the Native American population at 20,385.

Regardless of the specific demographic makeup of California during the early-middle decades of the 19<sup>th</sup> century, numerous land grants were awarded to both Mexican and American citizens alike. The Project area is situated within the bounds of one of these grants; the *Rancho el Pescadero*. Rancho Pescadero was a 35,446-acre Mexican land grant in present-day Stanislaus and San Joaquin Counties that was awarded in 1843 by Mexican Governor Manuel Micheltoarena to Valentin Higuera and Rafael Feliz. The grant extended along the west bank of the San Joaquin River from about Banta in the north, to Del Puerto Creek and Rancho Del Puerto in the south and encompassed present-day Grayson. Higuera eventually sold the rancho to Hiram Grimes, Francis W. Grimes, and William H. McKee in 1849.

With the cession of California to the United States following the Mexican-American War (1846 to 1848), the Treaty of Guadalupe Hidalgo provided that the land grants would be honored. As required by the Land Act of 1851, a claim for Rancho Pescadero was filed with the Public Land Commission in 1852, and the grant was patented to Hiram Grimes, Francis W. Grimes, and William H. McKee in 1858. However, according to the 1865 General Land Office patent, the entire rancho (plus an additional 77 acres) was patented to Henry M. Naglee and Antonio Maria Pico.



## American Expansion

In 1826, Jedediah Smith was among the first trappers to explore the San Joaquin Valley, but other fur trapping expeditions soon followed. In 1848, as a result of the Treaty of Guadalupe Hidalgo, California became a United States territory. Also in 1848, John Marshall found gold at Sutter's Mill in present-day El Dorado County, which marked the start of the Gold Rush. The influx of miners and entrepreneurs increased the population of California, not including native Californians, from 14,000 to 224,000 in just four years. This, in turn, stimulated commercial growth in the San Joaquin Valley as entrepreneurs set up business to support the miners and mining operations. When the Gold Rush was over, many of the miners settled in the San Joaquin Valley and established farms, ranches, and lumber mills (Solano 2021).

### **3.8.1.4 The City of Tracy**

The permanent settlement within what is now Tracy began with the construction of the Central Pacific Railroad through the Altamont Pass in 1869. The Southern Pacific laid a second rail line to the north in 1878, connecting San Joaquin County with Martinez. In 1887, a third line was extended south from the junction of these two railways, connecting the San Francisco Bay Area with Los Angeles. This strategic location led to early prosperity in the area as a commercial and service center. The "Town of Tracy" was incorporated in 1910, and was named after Lathrop J. Tracy, an Ohio railroad man and grain merchant.

The City was unique because it was planned along symmetrical arc-shaped streets located on either side of the railroad junction. There are several buildings within Tracy that have local historical significance, and many are currently listed on the National Register of Historic Places and the California Register of Historical Resources (CRHR). Since incorporation, Tracy has continued to grow, particularly over the past 50 years. The establishment of the Tracy Defense Depot during World War II created thousands of jobs and brought new residents to the area. Following the war, Tracy continued to be a hub for major agricultural industries as well as large shipping and distribution facilities thanks to its proximity to several major interstates and relatively inexpensive land. Indeed, Tracy is bordered by I-205, I-5, and I-580 giving rise to Tracy's business-oriented motto, "Think Inside the Triangle." Today, Tracy is the second most populous city in San Joaquin County, with a population of over 94,000.

## **3.8.2 Environmental Impact Analysis**

- a) Would the project cause a substantial adverse change in the significance of a historical resource as identified in Section 15064.5?**

### **Finding: Potentially Significant Impact**

In order to evaluate potential impacts to historical resources in and around the Project site, a records search was completed from the Central California Information Center, at California State University Stanislaus and provided an archival review for information on previously known or recorded cultural resources, studies, and isolates within the Project area and a one-half-mile radius around it. The research included, but were not necessarily restricted to, a review of the following sources:



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- The National Register of Historic Places (Historic Properties Directory, California Office of Historic Preservation [OHP])
- The California Register of Historic Places (Historic Properties Directory, California OHP)
- The California Historical Landmarks (California OHP)
- The California Points of Historical Interest (California OHP)
- The California Inventory of Historic Resources (California Department of Parks and Recreation)

The results of the records search will be evaluated to determine if Project implementation could cause a substantial adverse change in the significance of a historical resource. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

Archaeological sites are protected by a wide variety of state policies and regulations under the California Public Resources Code, and cultural resources receive protection under both the California Public Resources Code and CEQA. The Project could affect archaeological resources and buried remains, as it would allow for grading and construction activities, such as earth moving, that could potentially unearth previously unrecorded resources. A Sacred Lands File search and a list of appropriate Native American tribal contacts were requested from the Native American Heritage Commission (NAHC) for the Project. The Sacred Lands File search was negative, and 15 individuals and tribes identified by the NAHC were notified of the search to solicit information (Solano 2021). The results of the records search and NAHC outreach will be evaluated to determine if Project implementation could cause a substantial adverse change in the significance of an archaeological resource. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

Project construction activities could result in unknown human remains being unearthed during earth moving activities. California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and PRC Section 5097.98, mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. The results of records searches and NAHC outreach will be evaluated to determine if Project implementation could potentially disturb any human remains, including those interred outside of formal cemeteries. Therefore, this potentially significant impact will be further analyzed in the EIR.





### 3.9 ENERGY RESOURCES

ENERGY RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.9.1 Environmental Setting

PG&E is the provider of electrical and natural gas supplier to most of the County. PG&E’s service area spans 70,000 square miles and serves over 16 million people in Northern and Central California. In 2020, PG&E distributed approximately 35,838 gigawatt-hours (GWh) of electricity and 848,705 million cubic feet of natural gas across its service area (PG&E 2021a). In 2020, approximately 85 percent of the electricity supplied from PG&E was produced free of GHG Emissions. Sources of electricity sold by PG&E in 2020 were:

- 30.6 percent eligible renewable (solar, wind, geothermal, biomass, and small hydroelectric)
- 16.4 percent fossil fuel-fired
- 42.8 percent nuclear
- 10.1 percent large hydroelectric

The California Energy Commission (CEC) tracks electricity and natural consumption across the state for residential and non-residential sources. In 2020, San Joaquin County used a total of 5,737 GWh of electricity and 184 million therms of natural gas. Approximately 63 percent of the electricity usage and 51 percent of the natural gas use in the County came from non-residential sources (CEC 2016a, CEC 2016 b).

In 2018, the state of California passed Senate Bill (SB) 100 that increased California’s Renewable Portfolio Standard (RPS) target to 60 percent by the end of 2030 and requires 100 percent of retail sales of electricity to come from eligible renewables or zero-carbon resources by the end of 2045. PG&E is on target to meet the 2030 RPS target of 60 percent (PG&E 2021b).



### **3.9.2 Environmental Impact Analysis**

- 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?**

**Finding: Potentially Significant Impact**

Construction and operation of the proposed Project would result in an increased intensity of industrial uses and trucking trips. These additional uses would consume more energy which could result in a potentially significant environmental impact. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Less than Significant Impact**

Construction and operation of the proposed Project would result in an increased intensity of industrial uses and trucking trips. These additional uses would consume more energy which could result in a conflict with a state or local plan for renewable energy or energy efficiency. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.10 GEOLOGY AND SOILS

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

#### 3.10.1 Environmental Setting

The geology of San Joaquin County is comprised of high organic alluvium, which is susceptible to earthquake movement. In addition, the western area of the County is underlain by a significant number of Quaternary thrust faults and lateral faults or is adjacent to such faults west of the County (San Joaquin County 2016). The site is located within the Great Valley geomorphic province. The Great Valley is an elongated, northwest-trending structural trough bound by the Coast Range on the west and the Sierra Nevada on the east. The Great Valley has been and is presently being filled with sediments primarily derived from the Sierra Nevada. The site is mapped as Alluvial Fan Deposits, described as Pleistocene-aged alluvial fan deposits generally consisting of interbedded clay, silt, sand and gravel (ENGEO 2021).



### **3.10.2 Environmental Impact Analysis**

- 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?**

**Finding: Potentially Significant Impact**

The Project site is located within a seismically active region of California. Implementation of the Project would include infrastructure and services that have the potential to increase the risk of loss, injury, or death related to rupture of a known earthquake fault. Therefore, this potentially significant impact will be further analyzed in the EIR.

- ii. **Strong seismic ground shaking?**

**Finding: Potentially Significant Impact**

As mentioned above, the Project site is located within a seismically active region of the state with a significant potential for seismic ground shaking to occur. Implementation of the Project would include infrastructure and services which have the potential to increase the risk of loss, injury, or death related to ground shaking. Therefore, this potentially significant impact will be further analyzed in the EIR.

- iii. **Seismic-related ground failure, including liquefaction?**

**Finding: Potentially Significant Impact**

As mentioned above, the Project site is located in a seismically active region with the potential for seismic ground shaking to occur. Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. Implementation of the Project may have the potential to increase the risk of loss, injury or death related to liquefaction. Therefore, this potentially significant impact will be further analyzed in the EIR.

- iv. **Landslides?**

**Finding: Potentially Significant Impact**

Due to the topographic and lithologic data, and the fact that the site is relatively flat with no nearby hills or mountains that would create landslide susceptibility, the risk of landslides at the Project site is negligible (ENGEO 2021). The Project would comply with existing regulations, including the preparation and submission of soil engineering studies, geotechnical evaluations, and seismicity reports for new developments. However due to its location in a seismically active region of the state, implementation of the



Project could potentially increase the risk of loss, injury, or death related to landslides. Therefore, this impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

During Project construction, onsite soils can be prone to erosion during construction activities, such as site grading. Implementation of the Project could potentially result in substantial soil erosion or the loss of topsoil during construction. Therefore, this impact will be further analyzed in the EIR.

**c) Would the project be located on 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?**

**Finding: Potentially Significant Impact**

Site-specific geotechnical investigations conducted for the Project, indicated that the risk of seismic hazards, particularly this related to on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, are considered low to negligible (ENGEO 2021). As such, implementation of the Project could potentially increase of the instability of underlying soils or geologic unit and potentially result in the on- or off-site geologic hazards. Therefore, this impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

Site-specific geotechnical investigations conducted for the Project, indicated the presence of potentially lean to fat clay near the surface of the site in soil borings, which was determined to exhibit moderate to high shrink/swell potential with variations in moisture content further test. Expansive soil change in volume with changes in moisture. They can shrink or swell and cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Implementation of the Project could potentially increase the direct or indirect risks associated with development occurring on expansive soils. Therefore, this potentially significant impact will be further analyzed in the EIR.

**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?**

**Finding: Potentially Significant Impact**

Implementation of the proposed Project would include the development and operation of new industrial land uses that would include development of a new public water system. Therefore, Project implementation may



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conflict with underlying soils and their capability to adequately support the use of septic tanks or wastewater disposal systems. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

While the Project site does not contain any unique geologic features, and previous cultural resources evaluations do not identify paleontological resources on the Project site, a number of paleontological resources have been discovered in the County, concentrated in rock formations in the Diablo Mountain Range foothills. Additional paleontological resources have been found along waterways, including the San Joaquin River and its tributaries (San Joaquin County 2014). Project implementation would result in construction activities, including grading, and unknown paleontological resources could be unearthed. Implementation of the Project may have the potential to significantly impact unknown paleontological resources. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.11 GREENHOUSE GASES

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

#### 3.11.1 Environmental Setting

Various gases in the earth's atmosphere, classified as atmospheric Greenhouse Gases (GHGs), play a critical role in determining the earth's surface temperature. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>). Each GHG differs in its ability to absorb heat in the atmosphere of GHG emissions are presented in carbon dioxide equivalent, which weight each gas by its global warming potential. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO<sub>2</sub> were being emitted. Based on a 100-year time horizon, Methane traps over 25 times more heat per molecule than CO<sub>2</sub>, and N<sub>2</sub>O absorbs roughly 298 times more heat per molecule than CO<sub>2</sub>. Additional GHGs with high GWP include NF<sub>3</sub>, SF<sub>6</sub>, PFCs, and black carbon.

Emissions from the proposed Project come from the following sources:

- Construction: Off-road construction vehicles, vendor, hauling, and worker trips would generate emissions during construction of the proposed Project.
- Transportation: Emissions from vehicle trips beginning and ending in at the proposed Project site.
- Energy: Emissions generated from purchased electricity and natural gas consumption used to power industrial buildings.
- Solid Waste Disposal: Indirect emissions from waste generated at the Project site.
- Water/Wastewater: Emissions from electricity used to supply, treat, and distribute water based on the overall water demand and wastewater generation.
- Area Sources: Emissions generated from cleaning products, paints, and landscaping equipment.



### **3.11.2 Environmental Impact Analysis**

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

**Finding: Potentially Significant Impact**

Implementation of the proposed Project would include the development and operation of new industrial land uses that would directly lead to GHG emissions that may have a significant impact on the environment. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

Implementation of the proposed Project would include the development and operation of new industrial land uses that would directly lead to GHG emissions. Therefore, Project implementation may conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions and greenhouse gases, and this potentially significant impact will be further analyzed in the EIR.





### 3.12 HAZARDS AND HAZARDOUS MATERIALS

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

#### 3.12.1 Environmental Setting

Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or implementing agency has a reasonable basis for believing would be injurious to public health and safety or harmful to the environment if released into the workplace or the environment.

The Project site is currently used for agricultural production. Specifically, the site is covered in an almond orchard and is bisected by the WSID Canal on the northern side of the project site. Within the state, the California Environmental Protection Agency (Cal EPA) regulates the use and handling of hazardous materials and hazardous wastes. The California Department of Toxic Substances Control (DTSC) is a division of Cal EPA and works in conjunction with the USEPA to enforce and implement hazardous materials laws and regulations.



Phase I and Phase II Environmental Site Assessments (ESAs) were prepared for the proposed Project by Farallon Consulting Services. Conclusions derived in the Phase I and Phase II ESAs were used to inform the impact analysis.

### **3.12.2 Environmental Impact Analysis**

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

**Finding: Potentially Significant Impact**

Under existing conditions, the Project site is developed with an almond orchard. Construction activities associated with Project implementation is anticipated to involve demolition, grading, and construction of new structures. Hazardous materials, such as paints, sealants, solvents, diesel fuels, and other typical construction materials, would be used during construction, resulting in the potential for these materials to spill or create hazardous conditions. Therefore, this potentially significant impact will be further analyzed in the EIR.

- 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?**

**Finding: Potentially Significant Impact**

Various hazardous materials would be utilized during the construction and operation of the Project. Additionally, it would include the construction and use of a new public water system with a centralized wastewater treatment plant. Construction and operation of the Project may have the potential to create a significant hazard to the public or environment through the release of hazardous materials. Therefore, this potentially significant impact will be further analyzed in the EIR.

- 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?**

**Finding: Potentially Significant Impact**

As discussed above, various hazardous materials would be utilized during the construction and operation of the Project. Construction and operation of the Project may have the potential to emit hazardous materials into the public. Therefore, this potentially significant impact will be further analyzed in the EIR.



- 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 it create a significant hazard to the public or the environment?**

**Finding: Potentially Significant Impact**

The Hazardous Waste and Substances Sites List (Cortese List) is a planning document providing information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires Cal EPA to develop, at least annually, an updated Cortese List. The DTSC is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous materials release information for the Cortese List. Although the Project site is not listed on the Cortese List, adjacent properties may have the potential to be listed or have historical use of hazardous materials use or disposal, therefore potentially increasing the risk of significant hazard to the public or environment. This potentially significant impact will be further analyzed in the EIR.

- 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 or private 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?**

**Finding: Potentially Significant Impact**

The closest airport to the Project site is the Tracy Municipal Airport, located approximately 3.14 miles southeast of the site. Development of the infrastructure may have the potential to create a safety hazard or excessive noise for people working in the Project area. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

Implementation of the Project would occur in a non-urbanized area of the County. The Project area is currently undeveloped and utilized for agricultural purposes. Implementation of the Project would add additional infrastructure and minor streets that may potentially interfere with an adopted emergency plan or evacuation plan. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant**

The Project site is currently used for agricultural production and is developed with an almond orchard. The site is surrounded by other agriculture and industrial uses. Implementation of the Project would include



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infrastructure and services that may have the potential to be exposed to a significant risk involving wildland fires. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.13 HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: <ul style="list-style-type: none"> <li>i. Result in substantial erosion or siltation on- or off-site;</li> <li>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</li> <li>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; or</li> <li>iv. Impede or redirect flood flows.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.13.1 Environmental Setting

The Project site is located within the San Joaquin Delta Watershed, which constitutes approximately twenty percent of the state’s land mass and provides the state’s largest source of surface water (SWRCB 2022). The San Joaquin Delta Watershed represents the point of discharge for the Sacramento and San Joaquin River systems. Water flows out of the San Joaquin Delta, into the San Francisco Bay, and through the Golden Gate to the Pacific Ocean, creating an extensive estuary system where salty ocean water and fresh river water commingle. The San Joaquin Delta provides water supply to local municipalities and agricultural uses, serves as ecological support for fisheries, flood management, water quality management, and serves as a major conveyance for transporting fresh water from the northern to southern portion of the state. The San Joaquin Delta Watershed is subdivided into several smaller sub-watersheds. The Project site sits in the Old River sub-watershed, which encompasses approximately 155,405 acres in western San Joaquin County and eastern Contra Costa County (California Water Indicators Portal [CWIP] 2022).



### **3.13.2 Environmental Impact Analysis**

- a) **Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

**Finding: Potentially Significant Impact**

Project implementation could impact water quality due to increased impervious surfaces and site runoff from industrial land use that may result in polluted runoff entering the WSID Canal and County stormwater system. While the proposed Project would be required to adhere to all federal, state, and local standards and regulations pertaining to water quality standards and discharge requirements, Project implementation has the potential to cause significant environmental effects. Therefore, this potentially significant impact will be further analyzed in the EIR.

- 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?**

**Finding: Potentially Significant Impact**

The existing site is an agricultural site developed with an almond orchard. Project implementation would result in an increase in impervious surfaces that may impede groundwater recharge. Further, the Project will use groundwater from two new wells to meet water demands. Therefore, this potentially significant impact will be further analyzed in the EIR.

- 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;**

**Finding: Potentially Significant Impact**

The Project would also increase the amount of impervious surface on the Project site that may lead to increased site runoff that results in erosion and siltation off-site. Therefore, this potentially significant impact will be further analyzed in the EIR.

- ii. **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**

**Finding: Potentially Significant Impact**

The Project would increase the amount of impervious surface on the Project site that may lead to increased site runoff that results in flooding on- or off-site. In addition to the proposed MBR wastewater treatment system, detention basins are proposed to serve new development in the Specific Plan Area, providing



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significant storm water quality enhancement at the site and attenuating peak flows to meter downstream releases of stormwater to reduced rates. Therefore, this potentially significant impact will be further analyzed in the EIR.

- 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; or**

**Finding: Potentially Significant Impact**

The Project would increase the amount of impervious surface on the Project site that may lead to additional sources of polluted runoff or excess stormwater than planned capacity. Therefore, this potentially significant impact will be further analyzed in the EIR.

- iv. **Impede or redirect flood flows.**

**Finding: Potentially Significant Impact**

Federal Emergency Management Agency (FEMA) prepares Flood Insurance Rate Maps (FIRM) to identify potential flood areas across the United States. The Project Site is located in an area identified as X, or an area with minimal flood hazard (FIRM Panel 06077C0730F) (FEMA 2009). Therefore, the Project site is not an area susceptible to flooding. Nevertheless, as implementation of the Project may still impede or redirect flood flows, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

FEMA prepares Flood Insurance Rate Maps (FIRM) to identify potential flood areas across the United States. The Project Site is located in an area identified as X, or an area with minimal flood hazard (FIRM Panel 06077C0730F) (FEMA 2009). The Project site is located approximately three miles from the nearest fault line and is not within a liquefaction zone area. Moreover, the site is over 35 miles from the San Francisco Bay and is located outside of the tsunami inundation zone (Cal OES 2015). Therefore, Project implementation is not anticipated to cause the release of pollutants due to flood hazards, seiche zones, or tsunami and impacts. However, in order to provide a conservative evaluation, this potentially significant impact will be further analyzed in the EIR.



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

**Finding: Potentially Significant Impact**

The Project proposes to construct a water treatment plant on the site that requires review and approval from the SWRCB. Additionally, the site would increase the amount of impervious surface that may impact groundwater recharge and management plans. Therefore, the Project may conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, this potentially significant impact will be further analyzed in the EIR.





### 3.14 LAND USE AND PLANNING

LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.14.1 Environmental Setting

San Joaquin County encompasses approximately 1,425 square miles within the Central Valley of California, generally bordered by Sacramento County to the north, Calaveras County to the east, Stanislaus County to the south, and Contra Costa and Alameda County to the west. The Project site is located in western San Joaquin County in an unincorporated area adjacent to the City’s SOI. The County’s 2035 General Plan was approved by the Board of Supervisors in 2014 and guides the land use decisions within the unincorporated areas of the County.

#### 3.14.2 Environmental Impact Analysis

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

**Finding: Potentially Significant Impact**

The Project would redevelop an existing almond orchard within unincorporated County land, that may have the potential to significantly divide an agricultural community. Therefore, this potentially significant impact will be further evaluated in the EIR.

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

**Finding: Potentially Significant Impact**

The Project area is currently zoned as General Agricultural. Implementation of the Project would include the development of a variety of commercial and uses that may have the potential to conflict with existing land use and zoning of the Project Area. Therefore, this potentially significant impact will be further evaluated in the EIR.



### 3.15 MINERAL RESOURCES

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

#### 3.15.1 Environmental Setting

Mineral resources within San Joaquin County consist primarily of sand and gravel aggregate, with limited mining of peat, gold and silver. In the past placer gold deposits have been found in many County rivers and creeks. These deposits were dredged for gold by independent operators in the years following the 1849 gold rush. Peat soil removal occurred during the 1970s and the 1980s and current peat excavations occur on a very limited basis (San Joaquin County 2016).

The California Surface Mining and Reclamation Act of 1975 sets forth requirement for the state to classify all land into Mineral Resource Zones (MRZs) that indicate the potential for mineral resources regardless of existing land use or ownership. The County includes known resources (MRZ-2), additional resources (MRZ-2), and potential resources (MRZ-3).

#### 3.15.2 Environmental Impact Analysis

- 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?**

**Finding: No Impact.**

The Project site is located within the Stockton-Lodi-Consumption Region that is located within San Joaquin and Stanislaus Counties that is known to contain significant sand and gravel deposits. However, according to the State Mining and Geology Board Designation Report 16: Updated Designation of Regional Significant Aggregate Resources, which is a document that provides information on the availability of aggregate deposits in the regions, the Project site is located in an area where little likelihood exists for the presence of significant mineral resources (DOC 2017). Therefore, there would be no impact to a known mineral resource that would be of value to the region and the residents of the state. As such, this topic does not require further evaluation in the EIR.



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- 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?**

**Finding: No Impact**

The County General Plan does not delineate the Project site as being located within an area with locally important mineral resources (San Joaquin County 2016). As such, implementation of the Project would have no impacts associated with the loss of availability of a locally important mineral resource recovery site. As such, this topic does not require further evaluation in the EIR.



### 3.16 NOISE

<b>NOISE</b> Would the project result in:	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.16.1 Environmental Setting

The County has set noise and vibration performance standards for noise sources in the County. Municipal Code Chapter 9-1025.9M, Noise, defines the quantitative noise levels from mobile and non-mobile sources for a variety of land uses. Table 1 shows the acceptable interior and exterior noise limits from transportation by land use and Table 2 shows the acceptable daytime and nighttime noise levels from stationary sources.

**Table 1: Maximum Allowable Noise Exposure from Transportation**

<b>Noise-Sensitive Land Use Types</b>	<b>Outdoor Activity Areas (dBA Ldn)</b>	<b>Interior Spaces (dBA Ldn)</b>
Residential	65	45
Administrative Office	-	45
Child Care Services – Child Care Centers	-	45
Community Assembly	65	45
Cultural and Library Services	-	45
Educational Services: General	-	45
Funeral and Interment Services – Undertaking	65	45
Lodging Services	65	45
Medical Services	65	45
Professional Services	-	45
Public Services (excluding Hospitals)	-	45
Public Services (hospitals only)	65	45



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Noise-Sensitive Land Use Types	Outdoor Activity Areas (dBA Ldn)	Interior Spaces (dBA Ldn)
Recreation – Indoor Spectator	-	45
Religious Assembly	65	45

Source: San Joaquin County 2014.

**Table 2: Maximum Noise Exposure Criteria for Stationary Sources**

Noise Descriptor	Daytime (7 am to 10 pm)	Nighttime (10 pm to 7 am)
Hourly $L_{eq}$	50	45
$L_{max}$	70	45

Source: San Joaquin County 2014.

The San Joaquin County Code indicates that construction between the hours of 6 am to 9 pm on any day are exempt from the noise exposure standards.

### 3.16.2 Environmental Impact Analysis

- 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?**

**Finding: Potentially Significant Impact**

Construction and operation resulting from Project implementation could result in the generation of temporary and permanent increase in ambient noise levels in the vicinity of future development projects. Project operation may result in a substantial increase in ambient noise in excess of County standards. Therefore, this potentially significant impact will be further analyzed in the EIR.

- b) **Would the project exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Finding: Potentially Significant Impact**

Construction activities associated with development of the identified candidate Project sites would generate varying degrees of groundborne vibration and noise levels, depending on construction procedures and equipment. Construction and operation of the Project may result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Therefore, this potentially significant impact will be further analyzed in the EIR.

- 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,**



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**would the project expose people residing or working in the project area to excessive noise levels?**

**Finding: Potentially Significant Impact**

The closest airport to the Project site is the Tracy Municipal Airport, located approximately 3.14 miles southeast of the site. Development of the infrastructure may have the potential to create a safety hazard or excessive noise for people working in the Project area. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.17 POPULATION AND HOUSING

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

#### 3.17.1 Environmental Setting

The County’s current population size of 789,410 residents (US Census Bureau 2022) is concentrated largely in its seven cities: Stockton, Tracy, Manteca, Lodi, Escalon, Ripon, and Lathrop. As the County is undergoing a transformation from a leading agricultural producer to a more industrial and service economy, population rates have increased with individuals leaving the Bay Area. Populations are primarily concentrated in the urban areas located in the central one-third of the County, between State Route 99 and I-5. Development within the County continues to be driven by population growth, growth distribution within the County, and the availability of infrastructure and resources. The 2035 General Plan anticipates the majority of new population growth would occur as part of city expansions (59.96 percent) compared to the population growth that would occur in unincorporated portions of the County (40.04 percent). Much of the anticipated unincorporated population growth is expected to occur adjacent to cities within SOI. The 2035 General Plan anticipates by 2035, the land currently within each city’s SOI will be annexed into each respective city (San Joaquin County 2016).

Unincorporated community expansions allow the County to provide for future housing needs. Community expansions are dependent on meeting the objectives of demonstrating a need for additional land for urban development, being consistent with the affordable housing goals of the County and providing sufficient, long-term infrastructure and services. The 2035 General Plan and Housing Element encourages the provision of diverse housing choices, commercial facilities, and infrastructure to accommodate forecasted growth while protecting the established character of existing urban and rural neighborhoods. As outlined in the Housing Element, consistent with California State law, the County’s Regional Housing Needs Allocation for 2014-2023 called for a total of 40,360 units to be constructed for households with above moderate-, moderate-, low-, very low-, and extremely low-incomes. Additionally, the County’s land use plan also provides adequate capacity within the SOIs to accommodate the remaining 30,209 total units and 11,397 low-, very low-, and extremely low-income units with up to 48,600 new residential units in the SOIs.



### **3.17.2 Environmental Impact Analysis**

- a) **Would the project induce substantial unplanned 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)?**

**Finding: Potentially Significant Impact**

Implementation of the Project would occur within a non-urbanized area of the County. The Project would include the development of industrial and commercial infrastructure that may have the potential to induce population growth in the adjacent areas. Therefore, this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

The Project site is currently zoned as A-G and is currently utilized as almond orchards throughout the site. Construction and development of the Project may have the potential to displace adjacent farming practices, people, or housing, potentially necessitating the need for housing elsewhere. Therefore, this potentially significant impact will be further analyzed in the EIR.





### 3.18 PUBLIC SERVICES

PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other Public Facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.18.1 Environmental Setting

##### Fire Protection

TRFD serves the Project area, providing fire and emergency services from three fire stations. TRFD Station 94 is the closest station to the Project site, located at 16502 W. Schulte Road, approximately one mile west of the Project site. Station 94 is an engine company with three personnel.

SSJCFA also provides fire protection services for 170 square miles of the County including the City and the surrounding rural areas in the southern portion of San Joaquin County (SSJCFA n.d.). The SSJCFA currently operates seven fire stations, a support services building, and an administrative office. Twenty-four-hour-a-day staffing is provided, with six paramedic engine companies and one paramedic ladder truck company. Four fire stations are within the incorporated area of the City, and two are in the surrounding rural Tracy area. The nearest fire station to the Project site is Station 94, located at 16501 Schulte Road, approximately 1.3 miles west of the Project site.

##### Police Protection

Police services for the Project would be provided by the SJCSO, located at 7000 Michael Canlis Boulevard, in French Camp, over 15 miles from the Project site. There are over 800 sworn and support personnel employed by the SJCSO, providing service throughout unincorporated County areas.

##### Schools

The County is served by 14 school districts. The Project site is located within the Lammersville Unified School District (LUSD) which provides preschool to 12<sup>th</sup> grade education for approximately 7,000 students. Within LUSD, there are seven preschool to 8<sup>th</sup> grade elementary schools and one comprehensive high



school (LUSD n.d.). Additionally, the County has 45 private schools, including seven within the City (County Office n.d.)

#### Parks

The County includes four federal and state wildlife facilities as well as eleven regional park facilities operated by the County's Parks and Recreation department. Additionally, the County includes local parks such as neighborhood parks, community parks, and mini parks that are mostly owned and operated by cities (San Joaquin County 2014).

#### Other Public Facilities – Libraries

The Stockton-San Joaquin County Public Library (SSJCPL) operates 13 branches and a Mobile Library through the partnership of the City of Stockton and San Joaquin County. The closest library branch to the Project is the Tracy Branch Library, located approximately 3.7 miles northeast of the Project site (SSJCPL n.d.).

### 3.18.2 Environmental Impact Analysis

- 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?**

**Finding: Potentially Significant Impact**

Project implementation would result in approximately 5.36 million sf of industrial development and rezone the Project site from agriculture to I-G/SP-1. The additional industrial space may not have been accounted for in the County's General Plan. While the site would construct a fire water system to meet the requirements of the local fire district, the proposed Project would result in an increase demand of County fire services which could lead to a significant environmental impact to maintain acceptable service ratios, response times or other objectives. Therefore, this potentially significant impact will be further analyzed in the EIR.

ii. **Police Services?**

**Finding: Potentially Significant Impact**

Project implementation would result in approximately 5.36 million sf of industrial development and rezone the Project site from agriculture to I-G/SP-1. The additional industrial space may not have been accounted for in the County's General Plan and would result in an increase demand for police services which could lead to a significant environmental impact to maintain acceptable service ratios, response times or other objectives. Therefore, this potentially significant impact will be further analyzed in the EIR.



**iii. Schools?**

**Finding: Potentially Significant Impact**

The Project site is located within LUSD. Project implementation would result in approximately 5.36 million sf of industrial development and does not include a residential component that would directly result in new residents or school-age children in the area. While a portion of the Project's employees would likely have school-age children, it is anticipated that the majority of these employees would come from the local population and would not be expected to introduce a significant number of new school-age children to LUSD. However, the Project has the potential to induce population growth, and therefore may have the potential to generate new residents to the extent that new or expanded school facilities would be required. Therefore, this potentially significant impact will be further analyzed in the EIR.

All residential and non-residential development projects in California are subject to SB 50, which requires payment of mandatory impact fees to offset any impact to school services or facilities. Pursuant to Government Code Section 65996, payment of school fees is deemed to provide full and complete school facilities mitigation. Nevertheless, in order to provide a more complete and conservative evaluation of this issue, Project implementation may result in the need for new or physically altered school facilities. Therefore, this potentially significant impact will be further analyzed in the EIR.

**iv. Parks?**

**Finding: Potentially Significant Impact**

Project implementation would result in approximately 5.36 million sf of industrial space. As mentioned in Section 3.14.2, the Project has the potential to induce population growth in the area with the development of new industrial and commercial spaces. The Project may have the potential to generate new residents to the extent that new or expanded park facilities would be required. Therefore, this potentially significant impact will be further analyzed in the EIR.

**v. Other Public Facilities?**

**Finding: Potentially Significant Impact**

Project implementation would result in approximately 5.36 million sf of industrial and commercial space. Construction and operation of the Project may have the potential to generate new residents to the extent that new or expanded public facilities, such as libraries could be required. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.19 RECREATION

RECREATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.19.1 Environmental Setting

San Joaquin County Parks and Recreation Department provides ten parks and recreational facilities, including wilderness areas, sports complexes, and regional parks, as well as a number on non-regional community parks and playgrounds.

#### 3.19.2 Environmental Impact Analysis

- 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?**

**Finding: Potentially Significant Impact**

Project implementation would result in the construction of a warehouse and distribution facility. Construction and operation of the Project may have the potential to generate new residents and induce population growth in the surrounding areas. Implementation of the Project may have the potential to generate new residents to the area and may have the potential to generate a significant number of new users to County and regional park and recreational facilities. Therefore, this potentially significant impact will be further evaluated in the EIR.

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

**Finding: Potentially Significant Impact**

Project implementation does not propose the development of recreational facilities; however, the increase in development which would result from Project construction and operation may result in requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.20 TRANSPORTATION

<b>TRANSPORTATION</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection(s) or incompatible uses (e.g. farm equipment))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.20.1 Environmental Setting

SB 743 caused revisions to the CEQA Guidelines which established new criteria for determining the significance of transportation impacts, so that level of service or other similar measures of vehicular capacity or traffic congestion would not be the sole basis for determining significant impacts under CEQA. The revised CEQA Guidelines utilize the vehicle miles traveled (VMT) metric to evaluate the significance of transportation related impacts for development projects, land use plans, and transportation infrastructure projects.

Regional and local access roads in the Project vicinity include I-205 to the north and I-580 to the south. The existing street network consists of International Parkway, providing access between the two interstate freeways; Schulte Road at the mid-portion of the Project area boundary; and Pavilion Parkway at the western boundary of the Project, and Promontory Parkway at the northern boundary of the Project.

#### 3.20.2 Environmental Impact Analysis

- a) Would the project conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?**

**Finding: Potentially Significant Impact**

Implementation of the Project would result in an increase in demand for public transit, bicycle, and pedestrian systems, which would require the improvement and expansion of the circulation system. Development of the Project area will require improvements to the existing road network to include the extension of Pavilion and Promontory Parkway and improvements to existing Schulte Road, in addition to possible improvements to other roadways. As such, an evaluation of the policies addressing potential impacts to these facilities is required, and this potentially significant impact will be further analyzed in the EIR.



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

**Finding: Potentially Significant Impact**

The Project's proposed roadway systems would be designed to provide efficient movement of traffic within the Project area, and the street network is intended to minimize VMT impacts. However, traffic generated by Project implementation, plus the traffic generated by regional growth, would contribute to the existing congested conditions of I-580 and I-5, resulting in a potential conflict with the San Joaquin County Regional Congestion Management Program. As such, an evaluation of Project consistency with the applicable VMT thresholds is required, and this potentially significant impact will be further analyzed in the EIR.

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

**Finding: Potentially Significant Impact**

Project implementation would result in the alteration and intensification of existing land uses, and Project design would require evaluations of the roadway alignments, intersection geometrics, and traffic control features resulting in a potential increase in roadway hazards or incompatible uses with the surrounding area. Therefore, this potentially significant impact will be further analyzed in the EIR.

**d) Would the project result in inadequate emergency access?**

**Finding: Potentially Significant Impact**

As stated above, Project implementation would result in the alteration and intensification of existing land uses in the County and potentially result in inadequate emergency access. Although new private roadways will be constructed to serve the Project site and improve internal circulation, the Project may impact the existing transportation circulation network such that a potentially significant impact could result. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.21 TRIBAL CULTURAL RESOURCES

<b>TRIBAL CULTURAL RESOURCES</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.21.1 Environmental Setting

San Joaquin County was originally occupied by the Native American tribes of the Northern Valley Yokuts. Their territory extended from the foothills of the Coast Range east into the foothills of the Coast Range east into the foothills of the Sierra Nevada, north to the Calaveras River and south to the San Joaquin River. Yokuts villages, consisting of a few families to several hundred people, usually were located along principal watercourses (San Joaquin County 2014).

#### 3.21.2 Environmental Impact Analysis

- 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 CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
  - 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 of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**



**Finding: Potentially Significant Impact**

The County, as the CEQA Lead Agency, will consult with appropriate tribes with the potential for interest in the region. Based on this consultation, it will be identified if the proposed Project site is located in an area having the potential for tribal cultural resources. SB 18 states: *“Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government’s jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe.”*

As indicated above, results of the Sacred Lands Files search related to the Project site were negative, based on correspondence with NAHC (Solano 2021). Nevertheless, Project implementation may result in a substantial adverse change to a tribal cultural resource. In accordance with Assembly Bill (AB) 52 and SB 18, the County will undertake outreach to provide notice to the appropriate Native American Tribes, inviting them to participate and consult with the County regarding potential tribal cultural resources associated with the Project site. As further information is required to determine potential effects to tribal cultural resources, the outcome of the outreach and consultation effort will be described in the EIR.





### 3.22 UTILITIES AND SERVICE SYSTEMS

<b>UTILITIES AND SERVICE SYSTEMS</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that is has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.22.1 Environmental Setting

##### Water Supply

The Project would be served by a new public water system that will be constructed on the Project site. The Project is preparing an application to the State Water Resources Control Board (SWRCB) for a permit to create a new public water system (non-transient, non-community water system) on the site. The new public water system would only serve the Project and would rely on two onsite groundwater wells sourcing groundwater from the Tracy Subbasin to do so. A water supply assessment ("WSA") analyzing the availability of groundwater to serve the Project is being prepared and will be included as an appendix to the draft EIR.

The fire water system would be developed within the water treatment plant. The plant would include one fire well (a third onsite well, in addition to the two wells providing potable water) within the treatment site area, as well as an associated storage and pump station. The fire water system is independent from the potable water system and would be designed to meet the requirements of the local fire district.



## **Wastewater and Recycled Water**

The Project is preparing an application to the Central Valley Regional Water Quality Control Board (RWQCB) for the development of a wastewater treatment system and sludge drying ponds onsite. The wastewater treatment site would be centrally located on the northern portion of the Project site and would be constructed in the lowest elevation to allow for the majority of the Project's wastewater to gravity feed to the proposed wastewater treatment facility. The plant would have a Membrane Bioreactor (MBR) treatment system that produces Title 22 compliant effluent, recycled water. The wastewater treatment system would be connected to the first building on the site and expanded to subsequent buildings as they are constructed. The wastewater treatment plant site would also house the proposed recycled water facilities, to provide water for landscape irrigation of the site via a proposed on-site "purple pipe" system.

## **Stormwater**

Detention basins are proposed to serve new development in this specific plan. The primary need for detention basins is due to limitations in downstream outfalls and discharge capacities and to provide significant storm water quality enhancement at the site. The proposed detention basins would attenuate peak flows to meter downstream releases of stormwater to reduced rates. All proposed detention basins would be sized to accommodate the 100-year 24-hour storm under build-out conditions. In total, the Project proposes to construct five detention basins ranging in size from one to 2.5 acres, with a total capacity of 57 acre-feet.

Storm drainage for the Project would consist of a system of inlets, piping, and bio-treatment and detention ponds that would provide for storm water conveyance and treatment. Three bio-treatment basins would be constructed on the southern portion of the Project site and would provide the treatment of storm water, discharged via a system of inlets and piping. Another system of pipes will extend to the north and discharge the treated storm water to the detention basins located on the northwest portion of the Project. Due to the soil characteristics and percolations rates, the stormwater discharged to these basins will percolate into the ground. In large storm events, an agreement with the Byron-Bethany Irrigation District (BBID) would allow for the metered discharge of the storm water from the detention basins to the existing WSID Upper Main Canal bisecting the site.

Best Management Practices (BMPs) in the Storm Water Quality Control (SWQC) Manual would be implemented in the design of the Project, as appropriate, to reduce the directly connected impervious areas and to promote a higher level of storm water quality.

## **Electricity, Gas, and Telecommunications**

Electrical and gas services to the proposed Project site would be provided by Pacific Gas & Electric (PG&E). All public electric transmission, gas, and distribution utilities on and in proximity of the site are owned and maintained by PG&E. An additional electrical substation may be required to provide electrical services to the Project as well as surrounding development. If required, the additional substation would be constructed near the southern boundary of the Project site. A proposed joint trench system would include telephone,



cable TV, possible ancillary fiber system conduits (dark fiber), conduits and conductors for street lighting and traffic signals, and such other equipment and facilities as determined by the County.

### **Solid Waste Disposal**

The proposed land uses in the Project area would generate additional solid waste. Tracy Delta Solid Waste Management Inc. currently provides services to the southeastern portion of the County for the collection, transportation and disposal of refuse and garbage, including the collection of recyclable material.

#### **3.22.2 Environmental Impact Analysis**

- a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

**Finding: Potentially Significant Impact**

Utility services required for development of the site will include groundwater wells, an on-site public water treatment facility, an on-site public wastewater treatment facility, a dedicated fire system and fire storage facility, recycled water distribution system and storage facility, and bio-treatment and detention basins to provide for the treatment and storage of storm water. As such, an evaluation of potential impacts associated with the relocation, construction and/or expansion of wells, water, water treatment, wastewater, wastewater treatment, recycled water, fire water system, stormwater drainage, electrical power, natural gas and telecommunication facilities will be further evaluated in the EIR.

- b) Would the project have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

**Finding: Potentially Significant Impact**

The Project would require an evaluation of water supply needs, which would include an analysis of the sufficiency of available and new water supplies to serve the Project, in addition to reasonably foreseeable development. As such, this potentially significant impact will be further evaluated in the EIR.

- c) Would the project 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?**

**Finding: Potentially Significant Impact**

Project implementation would increase the demand for wastewater treatment; however, the Project is proposing to construct an onsite wastewater treatment facility. Therefore, in order to consider the Project's wastewater generation, as well as its proposed treatment capacity, this potentially significant impact will be further evaluated in the EIR.



- d) Would the project 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?**

**Finding: Potentially Significant Impact**

The Project would generate solid waste during both construction and operation. In order to calculate solid waste quantities associated with Project implementation and identify the appropriate receiving landfills and their remaining and projected capacities, this potentially significant impact will be further evaluated in the EIR.

- e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**Finding: Potentially Significant Impact**

As mentioned above, the Project would generate solid waste during construction and operation. In order to identify the specific federal, state, and local management and reduction statutes and regulations that are potentially applicable to the Project, this potentially significant impact will be further analyzed in the EIR.



### 3.23 WILDFIRE

<b>WILDFIRE</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones;				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.23.1 Environmental Setting

The County and the Project site are surrounded by open space areas that are susceptible to wildfire and encroachment into County communities. The communities of Bellota, Clements, Linden and Lockeford are identified by the County as communities at risk to wildland fire, due to their location near areas susceptible to wildfires (San Joaquin County 2016); however, the Project site and surrounding vicinity are not identified as communities at risk and do not contain land designated as a VHFHSZ (CAL FIRE 2022).

The Project site is located within the jurisdiction of the South San Joaquin County Fire Authority, subject to review and inspection by the Community Risk Reduction Division. A majority of the County, including the Project site, is located within a Local Responsibility Area, as much of the County has been identified as have a low risk for wildfire. Furthermore, State Responsibility Areas (SRAs) are located at the eastern border of the County closer to the wildland interface.

#### 3.23.2 Environmental Impact Analysis

**a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

**Finding: Potentially Significant Impact**

Project implementation would not occur within a SRA or VHFHSZ. Furthermore, the County has prepared an Emergency Operations Plan (EOP) and a LHMP to ensure protection of County residents in times of emergency and to identify local hazards and provide measures to address these hazards, in accordance



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with the County's 2035 General Plan. Nevertheless, potential impacts related to emergency response plans and emergency evacuation plans may be potentially significant. Therefore, this potentially significant impact will be further analyzed in the EIR.

- b) 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?**

**Finding: Potentially Significant Impact**

As Project implementation would not occur within a SRA or VHFHSZ, the proposed Project would entail the establishment of the Specific Plan for the development of a warehouse and distribution facility. Project implementation would not place assets in the VHFHSZ. Future development resulting from Project implementation would be required to adhere to a wide range of state and local codes pertaining to fire protection and would be required to comply with all applicable requirements. Nevertheless, potential impacts related to the exacerbation of fire risks may be potentially significant. Therefore, this potentially significant impact will be further analyzed in the EIR

- c) 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?**

Project implementation would result in the conversion of agricultural land for the development of a warehouse and distribution facility, which would result in construction and installation of associated infrastructure to accommodate new development. Associated infrastructure would be constructed in accordance with County requirements and regulations and would be required to adhere to measures related to new infrastructure to minimize potential impacts. Additionally, Project implementation would be required to implement General Plan policies identified to minimize risk from wildfire hazards. Nevertheless, potential impacts related to the exacerbation of fire risks may be potentially significant. Therefore, this potentially significant impact will be further analyzed in the EIR.

- d) 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?**

Adherence to County requirements and Project review by the Community Risk Reduction Division would minimize impacts resulting from Project implementation to the extent possible and would ensure that new development would not exacerbate fire hazards and would not expose people or structures to significant risks associated with post-fire landslides, mudflows, and flooding. Therefore, with implementation of applicable state and local codes and adherence to the County requirements, Project implementation would not exacerbate fire risks or expose people or structures to significant risks. Nevertheless, potential impacts resulting from runoff, post-fire slope instability, or drainage changes may be potentially significant. Therefore, this potentially significant impact will be further analyzed in the EIR.



### 3.24 MANDATORY FINDINGS OF SIGNIFICANCE

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

#### 3.24.1 Environmental Impact Analysis

- a) **Would 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?**

**Finding: Potentially Significant Impact**

Project implementation may result in potentially significant impacts to biological resources and cultural resources. As consultation pursuant to AB 52 has not yet been completed, impacts related to tribal cultural resources are also potentially significant and will be analyzed further in the EIR.

- b) **Would 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)?**

**Finding: Potentially Significant Impact**

The proposed Project, in conjunction with other past, present, and reasonably foreseeable future related projects, has the potential to result in significant cumulative impacts when the independent impacts of the



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proposed Project and the impacts of related projects combine to create impacts greater than those of the proposed Project alone. A list of the related projects or growth projections will be developed for the EIR. The potential for the proposed Project in conjunction with the related projects and their cumulative contributions to environmental impacts will also be evaluated in the EIR.

The cumulative impacts addressed in the EIR will be the same as the individual resource areas which will be evaluated in the EIR, which will include the following:

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The extent and significance of potential cumulative impacts resulting from the combined effects of the proposed Project plus other past, present and reasonably foreseeable future projects will be evaluated in the EIR.

The proposed Project would not result in a cumulatively considerable contribution or result in a less than cumulatively considerable contribution to the environmental resource areas to the following topic, which will not be further evaluated in the EIR:

- Mineral Resources

**c) Would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Finding: Potentially Significant Impact**

Potentially significant impacts to the following resources may have the potential to cause substantial adverse effects on human beings:

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation





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- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Potential impacts related to each of these resources will be analyzed further in the EIR.



## 4.0 REPORT PREPARATION

### 4.1 LIST OF PREPARERS

Preparers	
Trevor Macenski	Senior Principal
Christine Abraham	Principal Environmental Planner
Kaitlyn Heck	Air Quality Specialist
Emily Medler	Environmental Planner



## International Park of Commerce Phase 2 Project

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