

**NOTICE OF PREPARATION
CITY OF TRACY REZONE PROGRAM
AND GENERAL PLAN AMENDMENT
DRAFT ENVIRONMENTAL IMPACT REPORT**



Date: June 14, 2024

To: State Clearinghouse, Agencies, Organizations and Interested Parties

From: City of Tracy Planning Department

Subject: Notice of Preparation and Scoping Meeting for the Draft Environmental Impact Report for City of Tracy Rezone Program and General Plan Amendment

Scoping Meeting: July 10, 2024 at 7pm. Planning Commission Hearing, Tracy City Council Chambers

Comment Period: June 14, 2024 to July 15, 2024

NOTICE IS HEREBY GIVEN that the City of Tracy (City), as the Lead Agency, has determined that the adoption of zoning amendments and other actions needed to implement the Tracy General Plan (collectively, the proposed Project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested agencies, parties, and organizations as required by CEQA. Interested agencies and parties are requested to comment on the scope and content of the significant environmental issues, mitigation measures, and reasonable alternatives to be explored in the Draft EIR. Information regarding the project description, location, public outreach process, and topics to be addressed in the Draft EIR is provided below.

Notice of Preparation 30-Day Comment Period

The City, as lead agency, is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. The City requests that responsible agencies, trustee agencies, interested parties, and the Office of Planning and Research respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies, and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on June 14, 2024 and end on July 15, 2024.

In the event that the City does not receive a response from any responsible or trustee agency by the end of the review period, the City may presume that the responsible agency or trustee agency has no response to make (CEQA Guidelines Section 15082(b)(2)). Please provide your written/typed comments (including name, affiliation, and contact information) to the address shown below by 5:00 p.m. on Monday, July 15, 2024. For additional information, please contact:

Craig Hoffman, Senior Planner
City of Tracy · 333 Civic Center Plaza · Tracy, CA 95376
Email: craig.hoffman@cityoftracy.org
Phone: 209-831-6426

Scoping Meeting

The City will hold a scoping meeting to: (1) inform the public and interested agencies about the proposed Project, and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR, as well as the range of alternatives to be evaluated. The date, time, and place of the Scoping Meeting is as follows:

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City of Tracy Rezone Program and General Plan Amendment Draft EIR Scoping Meeting

Wednesday, July 10, 2024, 7:00 p.m.

Tracy City Council Chambers

333 Civic Center Plaza

Tracy, CA

Project Location

Tracy is located in San Joaquin County near the intersection of several Interstate highways including: I-205, I-580 and I-5, as shown on **Figure 1**. The General Plan assesses two delineated areas known as the Sphere of Influence (SOI) and the Planning Area. A description of each is described below:

City Limits: The city limits include the area within a City's corporate boundary, over which the City exercises land use authority and provides public services.

Sphere of Influence: A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO).

Planning Area: The planning area is defined as all lands within the City Limits and SOI.

Rezone Program: **Figure 2** shows the Project's rezone areas.

Project Description

State law requires the City to have and maintain a general plan with specific contents in order to provide a vision for the City's future and inform local decisions about land use and development, including issues such as circulation, conservation, and safety.

The City of Tracy General Plan is a comprehensive land use and development policy document that establishes a vision for the future and series of policies to achieve that vision over time. The General Plan contains goals, objectives, policies and actions categorized into ten Elements (chapters). The current General Plan was last amended and updated in 2011. The Housing Element (HE) is published separately from the main document.

The Tracy Housing Element for the 2023-2031 update cycle for jurisdictions in the San Joaquin Council of Governments (SJCOC) region was adopted in 2024 as an amendment to the Tracy General Plan. The Housing Element update is mandated by State law. The Housing Element establishes goals and policies, and identifies future actions to address the existing and projected housing needs of Tracy. The goals, policies, and actions are required by state law to plan for the regional housing targets allocated to Tracy by SJCOC and the Department of Housing and Community Development for the period of 2023 to 2031 and to affirmatively further fair housing.

The Housing Element identifies how the City would accommodate development of 8,830 total housing units that were included in the City's Regional Housing Needs Allocation (RHNA) for 2023-2031. However, the City's adoption of the Housing Element did not implement specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure) that may be necessary to accommodate such development. As such, the adoption of the Housing Element did not result in any direct physical changes to the environment.

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However, development that could occur in association with rezoning of opportunity sites under the HE Programs will result in modifications to the Zoning Ordinance and development standards to accommodate housing uses on the opportunity sites.

In order to accommodate the City's RHNA units plus a buffer for each of the income categories, the Project would rezone opportunity sites to ensure the ability to develop housing at specified densities. This included rezoning of sites to accommodate the City's RHNA units as shown on Figure 2 and in Attachment A-1 and A-2.

The Project would also include **Zoning Code revisions** to support housing goals including the following specific updates:

Accommodate HE Program 9: Provision of Adequate Sites.

The following zones are proposed for increased densities:

- Medium Density Residential (MDR) – from 5.9-12 du/ac to 5.9-20 du/ac
- Medium Density Cluster (MDC) – from 5.9-12 du/ac to 5.9-20 du/ac
- High Density Residential (HDR) – from 12-25 du/ac to 20-35 du/ac
- General Highway Commercial (GHC) – from 12-25 du/ac to 20-35 du/ac
- Establish a new Zoning District (MU-1) at 20-35 du/acre

Accommodate HE Program 14: Zoning Ordinance Updates. The City will amend the Zoning Code to address the following to facilitate the development of a variety of housing types:

- **Density Bonus:** The City's Density Bonus must be updated to reflect recent changes to State law, such as AB 1763, which made several changes to density bonus requirements for 100 percent affordable projects, and AB 2345, that further incentivizes the production of affordable housing.
- **Residential Care Facilities:** In accordance with the Lanterman Act, amend the Zoning Ordinance to permit residential care facilities serving six or fewer persons as a single-family residential use and permitted by right in all residential zones. In addition, consistent with City practice, amend the Zoning Ordinance to allow residential care facilities of seven or more persons in all residential zones with a Conditional Use Permit. Objective conditions for approval will be established to ensure certainty in outcomes.
- **Farmworker Housing:** The California Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. The City of Tracy permits crop and tree farming in the A, LDR, MDC, MDR, and HDR zones. The City will amend the Zoning Ordinance to address the provision of farmworker housing consistent with the Employee Housing Act.
- **Employee Housing:** The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City will amend the Zoning Ordinance to address the provision of farmworker housing consistent with the Employee Housing Act.
- **Low Barrier Navigation Center:** While the City is working on the Low Barrier Navigation Center on Arbor Avenue, the Zoning Ordinance does not address this type of facility. AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed

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uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City will amend the Zoning Ordinance to be in compliance with AB 101.

- **Emergency Shelter Parking Standards:** The Zoning Ordinance does not specify any parking requirements for emergency shelters. AB 139 specifies that local governments may impose a parking requirement, but that it shall only be an amount adequate for parking for shelter staff may not exceed the requirements for residential and nonresidential uses in the same zone. The City will amend the Zoning Ordinance to be in compliance with AB 139.
- **Transitional and Supportive Housing:** State law (AB 2634 and SB 2) requires local jurisdictions to allow for transitional and supportive housing subject to the same standards as similar residential uses within the same zone. AB 2162 requires that supportive housing that meets specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. For projects located within 0.5 mile from transit, no minimum parking requirements may be applied. The City will amend the Zoning Ordinance to be in compliance with these State laws.
- **Parking Standards:** Amend the City's parking ordinance to reduce the number of off-street parking spaces required for new multi-family housing development projects.
- **Definition of Family:** The City's current definition of "family" is "one or more persons occupying a single dwelling unit, under no more than one written or oral rental agreement." This definition may act as a constraint on housing for persons with disabilities. The City will revisit this definition of "family" to ensure that it poses no negative impacts for persons with disabilities.
- **SB 35 and SB 330 Processing:** In compliance with State law, the City will establish written procedures for processing SB 35 and SB 330 development applications.
- **ADU Requirements:** Update the Zoning Code to comply with State requirements for ADUs.

Additionally, the City would undertake several necessary **amendments to the General Plan**, including updates to the Land Use, Safety, and Circulation Elements. In addition, the City will introduce a new General Plan Element for the topic of Environmental Justice consistent with State planning law.

Each of these updates is briefly described below:

Land Use Element: The Land Use Element and Land Use Map will be updated for consistency with Housing Element site rezones to include appropriate and complementary land uses that support housing goals.

Circulation Element: The Circulation Element will be updated to be consistent with vehicle miles travelled (VMT) standards and thresholds for project level review. This update is intended to bring the element in line with statewide guidance related to assessing impacts relative to VMT as required under SB 743. The main component of the Circulation Element update will include incorporation of a citywide VMT tool to be used to assess and reduce impacts from future development projects within Tracy.

Safety Element: The City is preparing a targeted update to the General Plan Safety Element in coordination with the Housing Element and other identified updates. State of California legislation requires that the City's Safety Element be reviewed and updated as necessary alongside the City's Housing Element update. Proposed updates to the Safety Element include amending goals, policies, and objectives; integrating updated background information and mapping; and incorporating

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programs from other citywide planning documents. This targeted update will address policies related to flood, fire, emergency evacuation and preparation, and climate resiliency and adaptation planning.

Environmental Justice Element. The update of two or more General Plan Elements triggers a State requirement to address environmental justice under the provisions of Senate Bill (SB) 1000. Therefore, the City is required to include environmental justice policies to ensure compliance with State law. This Element will identify goals and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to: the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity. This Element will also identify policies to promote civic engagement, and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

Development and Buildout

The EIR will address buildout of the General Plan Land Use Map inclusive of the Project's rezone program through 2045. Buildout under the proposed Project includes several components of growth. For the purposes of the analysis in this EIR, projected new growth in Tracy stems from the following growth factors:

Sites Rezones: The Tracy Housing Element has identified a targeted rezoning program to meet the identified unit shortfall for the 6th Cycle Housing Element RHNA. The rezones identified in the Housing Element total approximately 240 acres and would accommodate 6,588 units. Additional details are included in the City's Housing Element, is available at www.cityoftracy.org/our-city/departments/planning. Rezone sites identified in the Housing Element are summarized in Attachment A-1 of this document. To provide logical rezone boundaries lands adjacent to the Housing Elements rezone sites are also included in the overall rezone program. These remainder rezone areas are included in Attachment A-2. The Inventory of rezones are shown in Figure 2.

Updated Zoning Code: Targeted Density Increases in the Housing Element Update have been identified to accommodate the RHNA shortfall through increasing the permitted densities of existing multi-family zones, and the development of a new mixed use zoning district. The following Zoning Code amendments are proposed that would increase densities:

- MDR – from 5.9-12 du/ac to 5.9-20 du/ac
- MDC – from 5.9-12 du/ac to 5.9-20 du/ac
- HDR – from 12-25 du/ac to 20-35 du/ac
- GHC – from 12-25 du/ac to 20-35 du/ac
- Establish a new Zoning District (MU-1) at 20-35 du/acre

Other Citywide Buildout: Continued growth would occur through buildout of the existing General Land Use Map. The city would continue to develop housing, job generating uses, and community facilities throughout the life of the General Plan, typically on vacant and underutilized parcels, consistent with the existing General Plan Land Use Map designations. For planning purposes a 20 year time horizon is assumed under this EIR's analysis and 2045 is assumed to be the future buildout year.

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As shown in Table 1 buildout of the General Plan could yield a total of up to 51,008 housing units, a population of 149,298 people, and 90,916 jobs within the Planning Area by 2045. This represents development growth over existing conditions of up to 21,355 new dwelling units, and 50,995 new jobs.

Table 1. Development Capacity

| | Population | Housing Units | Jobs | Jobs Housing Ratio |
|--|-------------------|----------------------|-------------|---------------------------|
| 2024 Baseline (Existing Conditions) | 96,076 | 29,653 | 39,921 | 1.35 |
| Projected 2045 Total Buildout* | 149,298 | 51,008 | 90,916 | 1.78 |
| Total New Growth Over Existing Conditions 2024-2045 | +53,223 | +21,355 | +50,995 | |

Sources: De Novo Planning Group, 2024, 2023 San Joaquin County Assessor Data File, Tracy Housing Element Inventory Shapefiles, Tracy Travel Demand Model (Kimley-Horn).

**Total buildout includes development on vacant and underutilized parcels within Tracy that are not otherwise impacted or related to the proposed rezone program in addition to the development accommodated under the proposed rezone program.*

Growth projections should not be considered a prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City's control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, land turnover, and other factors. Additionally, new development and growth are largely dictated by existing development conditions. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

Required Approvals

Actions to be taken by the City to adopt and implement the proposed Project include, but are not limited to:

- Adoption of General Plan amendments to re-designate the land uses for rezone sites, and to update General Plan Elements for compliance with state laws and internal consistency,
- Rezoning of sites, identified in the Tracy Housing Element, and
- Adoption of Zoning Ordinance amendments to accommodate the rezone sites and development standards identified by the Tracy Housing Element.

Draft Subsequent EIR Analysis

In 2005 the City adopted a new General Plan and certified the associated General Plan EIR (State Clearinghouse (SCH) # 1992122069). The City prepared an Amended Draft EIR, 2006 (SCH# 1992122069). In 2009 the City prepared a Draft Supplemental EIR, (SCH# 2008092006), and Recirculated the Draft Supplemental EIR in 2010 (SCH# 2008092006). A Final Supplemental EIR (SCH# 2008092006) was prepaid in 2010, and an Addendum to the General Plan Final EIR, was prepared in 2011 (SCH# 2008092006).

The City will prepare a Subsequent General Plan EIR for the proposed rezone program and General Plan Amendments. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines, relevant case law, and City procedures.

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Initial Study

An Initial Study has been prepared for the proposed Project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less-than-Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft Subsequent EIR. Areas/issues that would result in No Impact or a Less-than-Significant Impact, as identified in the Initial Study, or would be consistent with the analysis and findings included within the City's General Plan EIR will not be addressed further in this Subsequent EIR.

The Subsequent EIR will incorporate by reference applicable portions of the certified City of Tracy General Plan Draft EIR (inclusive of all supplements and amendments).

The EIR will analyze potentially significant impacts associated with Project buildout including adoption and implementation of the rezone program and General Plan Amendments. Buildout includes development on vacant and underutilized parcels within Tracy that are not otherwise impacted or related to the proposed rezone program in addition to the development accommodated under the proposed rezone program. In particular, the EIR will focus on the Project's increased development potential as a result of rezones, and impacts associated with aggregate city-wide buildout through 2045 as shown in Table 1. The EIR will evaluate a range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact, and where impacts are consistent with previous analysis and determinations. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact.

The proposed Project includes a rezone program, municipal code amendments, and targeted General Plan updates that could increase the development capacity on some parcels within the city. All areas included within the rezone programs have previously been identified for urban site uses, and as such the development footprint impacts would generally be consistent with previous environmental analysis included in the General Plan EIR. New impacts or impacts that could increase due to the rezoning program, municipal codes and General Plan updates to meet State housing goals would generally include impacts related to capacity increases from additional population and housing units. (i.e., increased vehicle trips, GHG emissions, noise, water use, etc.).

At this time, the City anticipates that EIR will be organized in the following topical areas:

- **Air Quality** - The Draft EIR will describe the potential short- and long-term impacts of Project implementation on local and regional air quality and air quality plans based on methodologies issued by the San Joaquin Valley Air Pollution Control District (SJVAPCD).
- **Greenhouse Gases** - The Draft EIR will include a greenhouse gas emissions analysis using the San Joaquin Valley Air Pollution Control District's methodology and thresholds for evaluating a project's greenhouse gas emissions and will address the potential for the Project to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases.
- **Noise** - The Draft EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with the Project.
- **Transportation** - The Draft EIR will describe the transportation and circulation implications of Project implementation, including impacts on the circulation system including transit, roadways, pedestrian

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and bicycle facilities, potential effects related to vehicle miles traveled, design or incompatible use hazards, and adequate emergency access.

- **Utilities/Service Systems** - The Draft EIR will describe Project implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling.
- **Tribal Cultural Resources** - The Draft EIR will describe Project implementation impacts and mitigation associated with tribal cultural resources.

In addition to the potential environmental impacts noted above, the Draft EIR will evaluate potential cumulative impacts and the mandatory findings of significance associated with Project implementation. The Draft EIR will also compare the impacts of the Project to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative.

Environmental Topics Scoped from Further Analysis

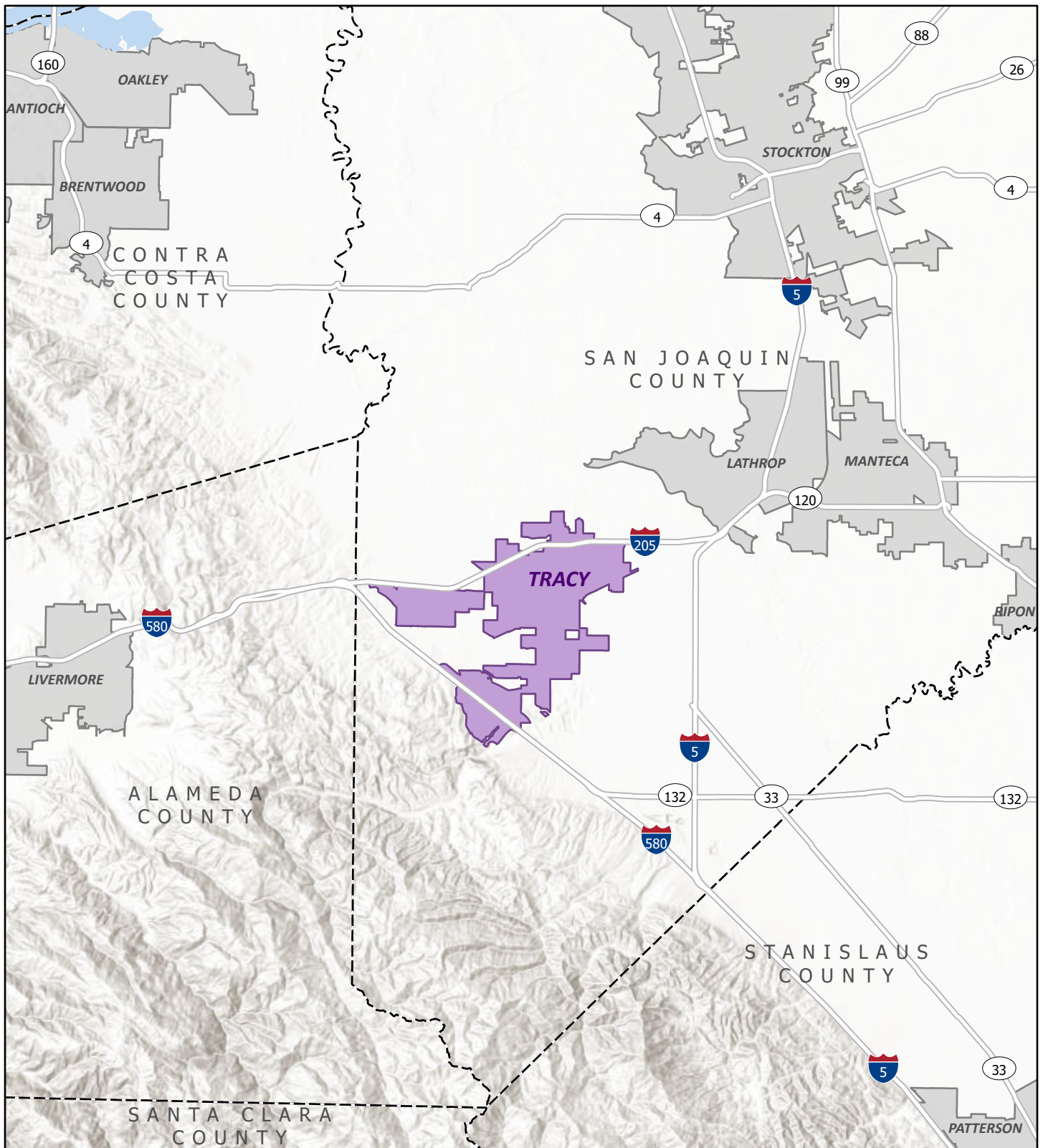
The attached Initial Study and Environmental Checklist includes a detailed discussion and analysis of environmental impacts associated with the proposed Project's rezone's and associated General Plan updates described previously. The environmental topics scoped from further analysis included:

- Aesthetics
- Agriculture And Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

Previous Environmental Analyses

Previous environmental analysis prepared and certified for the Tracy General Plan which are applicable to the proposed Project include:

- Draft EIR, 2005
- Amended Draft EIR, 2006
- Draft Supplemental EIR, 2009
- Recirculated Draft Supplemental EIR, 2010
- Final Supplemental EIR, 2010
- Addendum to the General Plan Final EIR, 2011



CITY OF TRACY - HOUSING ELEMENT REZONES

Legend




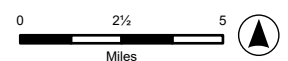
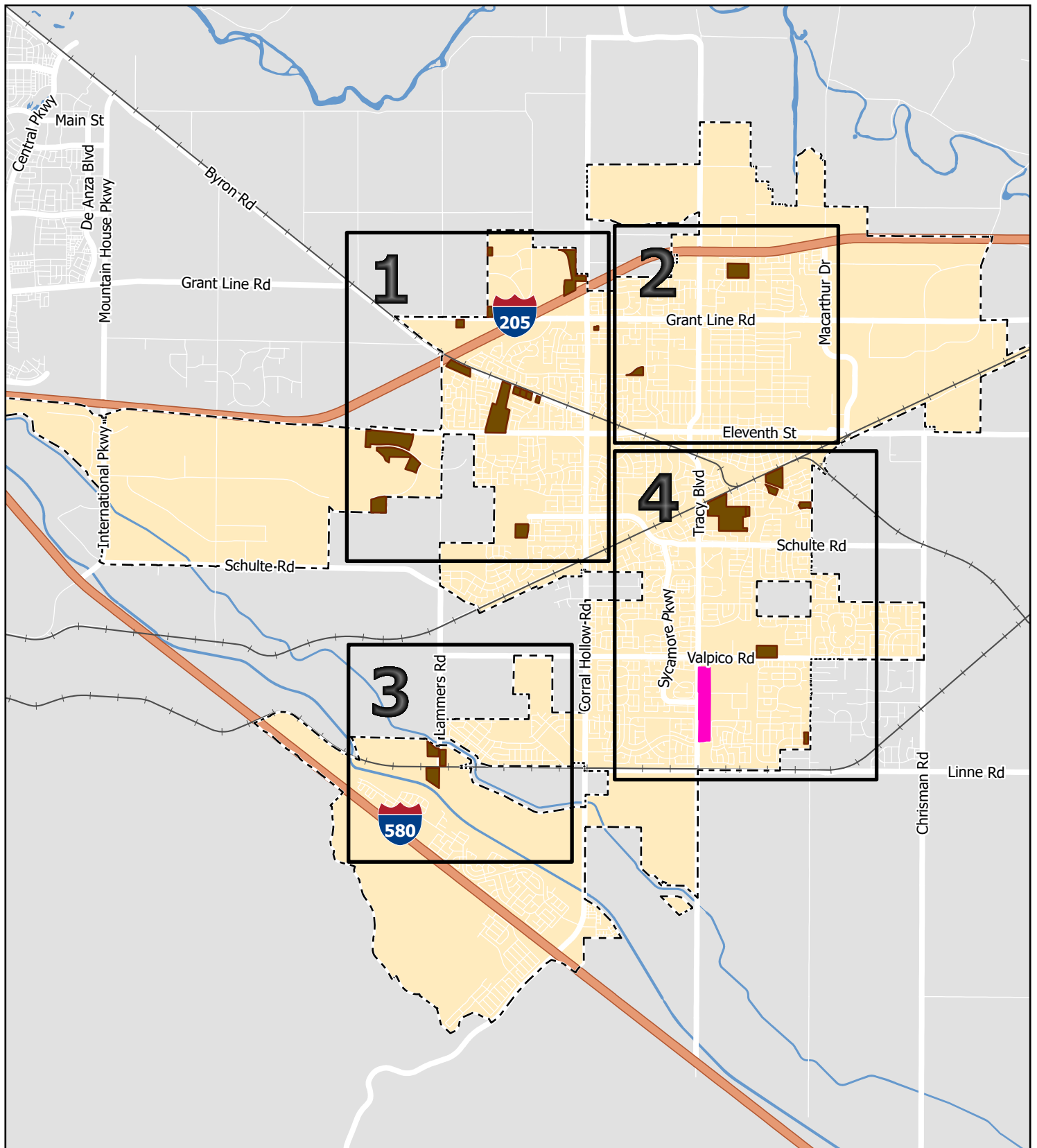
-  City of Tracy
-  Other Incorporated Area
-  County Boundary


Figure-1: Regional Location





 City of Tracy

Rezoned Area

 To be rezoned HDR - High Density Residential

 To be rezoned MU1 - Mixed Use 1

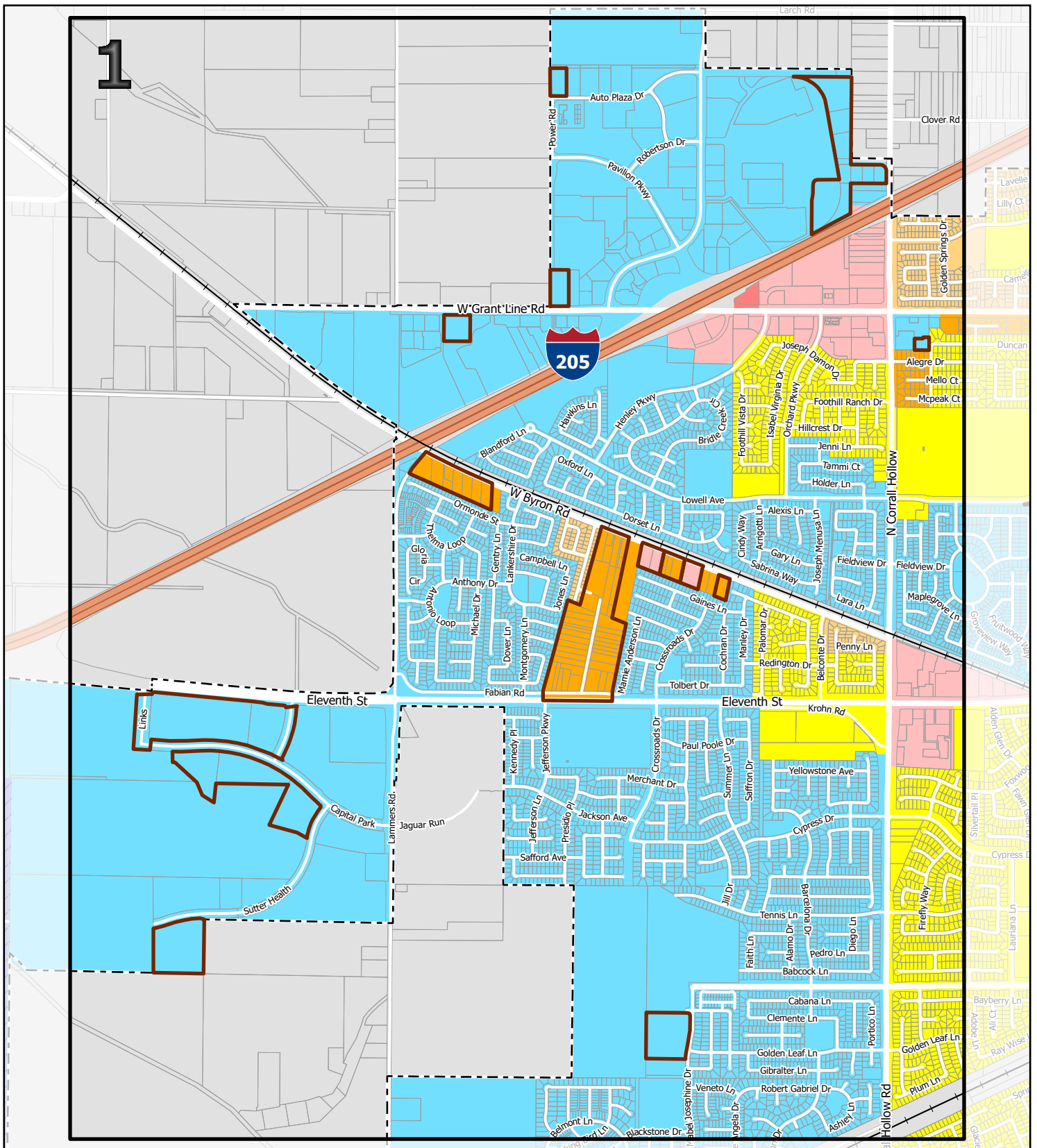
 Grid Map Extents*

CITY OF TRACY - REZONE PROGRAM

Rezoned Areas Index Map



* See individual Grid Maps 1-4 for Rezoned Area detail



CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 1 Northwest Tracy

Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

LDR - Low Density Residential

MDR - Medium Density Residential

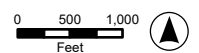
MDC - Medium Density Cluster

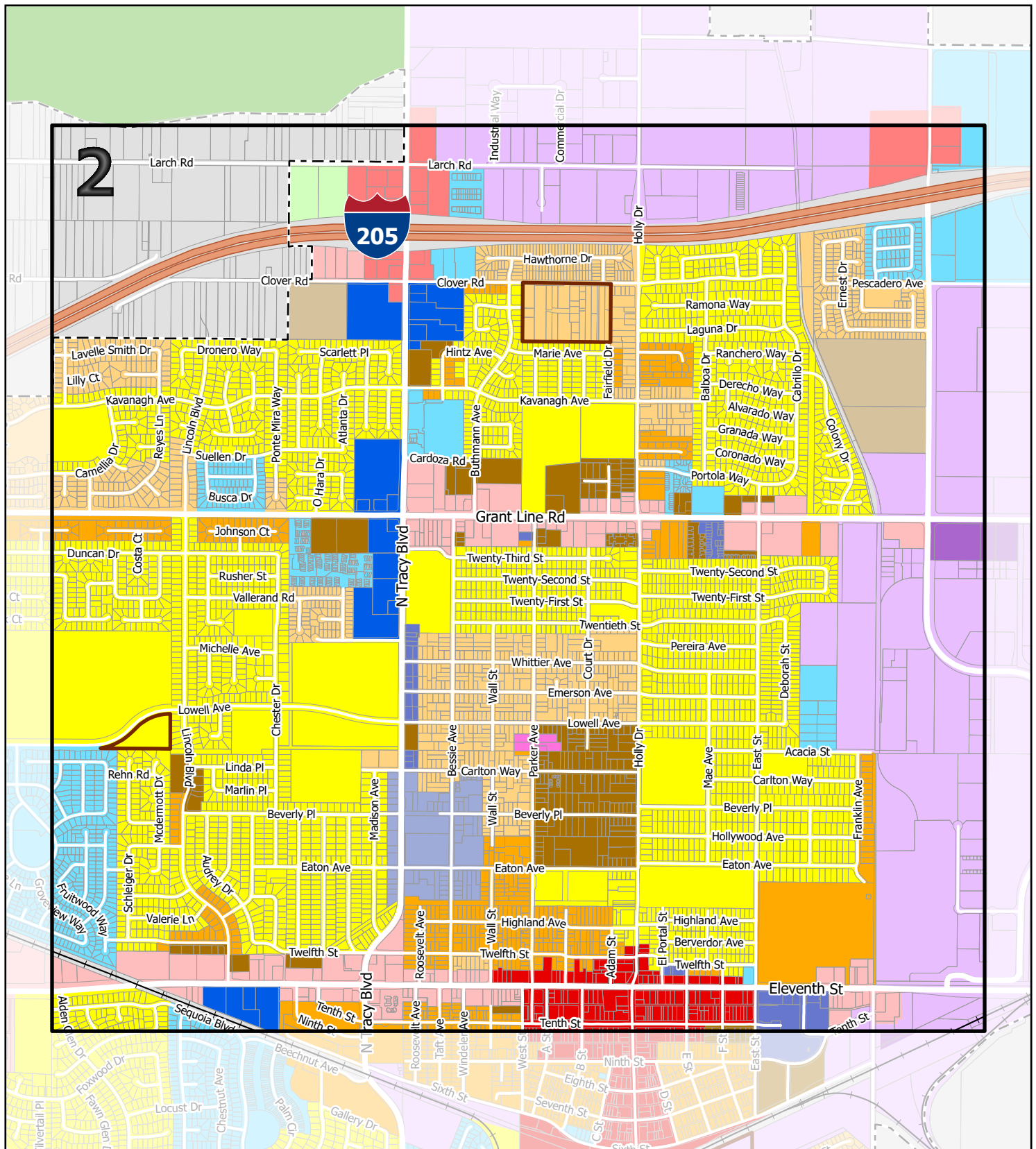
PUD - Planned Unit Development

HS - Highway Service

GHC - General Highway Commercial

CRSP - Cordes Ranch Specific Plan





Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

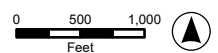
LDR - Low Density Residential
MDR - Medium Density Residential
MDC - Medium Density Cluster

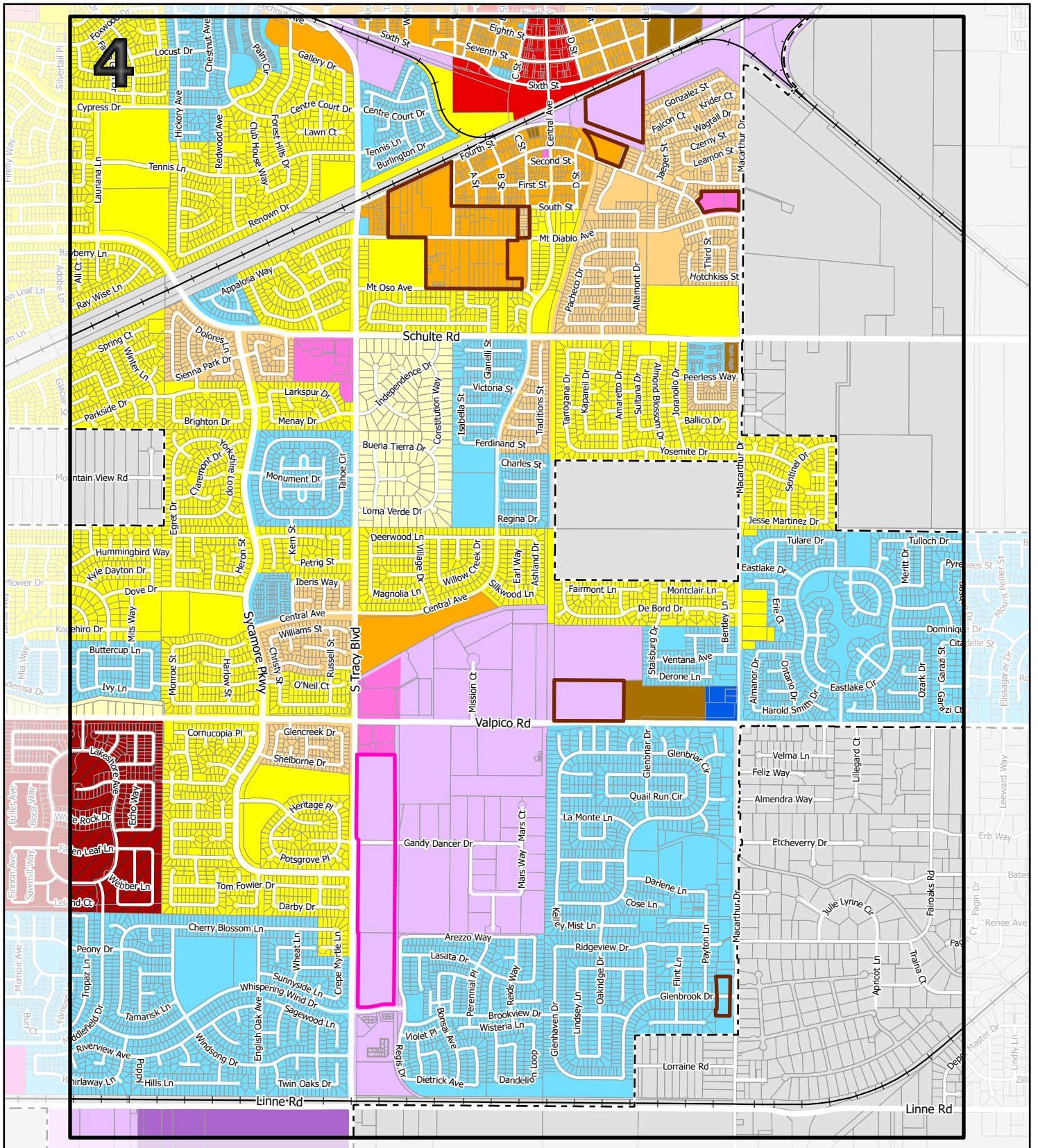
HDR - High Density Residential
RMH - Residential Mobile Home
PUD - Planned Unit Development
M1 - Light Industrial
M2 - Heavy Industrial
NS - Neighborhood Shopping
CS - Community Shopping Center
CBD - Central Business District

HS - Highway Service
GHC - General Highway Commercial
MO - Medical Office
POM - Professional Office Medical
CRS - Community Recreation Support Services
P - Park
NEI - Northeast Industrial Areas Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 2 North/Central Tracy





Tracy City Limits

Rezone Area

- To be rezoned HDR - High Density Residential
- To be rezoned MU1 - Mixed Use 1

Current Zoning Designation

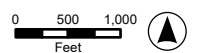
- RE - Residential Estate
- LDR - Low Density Residential

- MDR - Medium Density Residential
- MDC - Medium Density Cluster
- HDR - High Density Residential
- PUD - Planned Unit Development
- M1 - Light Industrial
- M2 - Heavy Industrial

- NS - Neighborhood Shopping
- CS - Community Shopping Center
- CBD - Central Business District
- GHC - General Highway Commercial
- POM - Professional Office Medical
- TV - Tracy Village Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 4 Central/South Tracy



Attachment A-1 Housing Rezone Sites Inventory Table

| APN | Address | Size (Acres) | General Plan Designation (Current) | Current Zoning | Proposed Zoning | Existing Units | Total Units | Existing Use |
|----------|--|--------------|------------------------------------|----------------|-----------------|----------------|-------------|-----------------------------|
| 20925050 | SW of intersection of Capitol Park Dr and S Lammers Rd | 10 | Office | PUD | HDR | 0 | 298 | Vacant |
| 20947002 | W of intersection of W 11th St and S Lammers Rd | 3.7 | | PUD | HDR | 0 | 111 | Vacant |
| 20947003 | W of intersection of W 11th St and S Lammers Rd | 19.3 | Office | PUD | HDR | 0 | 575 | Vacant |
| 20947004 | W of intersection of W 11th St and S Lammers Rd | 6.7 | Office | PUD | HDR | 0 | 198 | Vacant |
| 20947005 | NW of intersection of S Lammers Rd and Capitol Park Rd | 2.4 | | PUD | HDR | 0 | 73 | Vacant |
| 20947009 | W of intersection of S Lammers Rd and Capitol Park Rd | 6.1 | Office | PUD | HDR | 0 | 181 | Vacant |
| 20947010 | W of intersection of S Lammers Rd and Capitol Park Rd | 7.4 | Office | PUD | HDR | 0 | 220 | Vacant |
| 20947011 | Intersection of S Lammers Rd and Capitol Park Rd | 7 | Office | PUD | HDR | 0 | 209 | Vacant |
| 21205035 | 3200 Naglee Rd | 4.7 | Commercial | I-205 | HDR | 0 | 139 | Vacant |
| 21205036 | N of intersection of W Valley Mall and Naglee Rd | 2.2 | Commercial | I-205 | HDR | 0 | 65 | Vacant |
| 21205037 | Intersection of W Valley Mall and Naglee Rd | 1.9 | Commercial | I-205 | HDR | 0 | 58 | Vacant |
| 21205038 | 3100 N Corral Hollow Rd | 1 | Commercial | I-205 | HDR | 0 | 29 | Vacant |
| 21205039 | W of intersection of W Valley Mall and Coral Hollow Rd | 0.9 | Commercial | I-205 | HDR | 0 | 28 | Vacant |
| 21205040 | Southside of W Valley Mall | 0.9 | Commercial | I-205 | HDR | 0 | 28 | Vacant |
| 21205041 | Intersection of Naglee Rd and W Valley Mall | 1 | Commercial | I-205 | HDR | 0 | 29 | Vacant |
| 21205042 | S of intersection of Naglee Rd and W Valley Mall | 2.1 | Commercial | I-205 | HDR | 0 | 62 | Vacant |
| 21205052 | 3150 Naglee Rd | 4.9 | Commercial | I-205 | HDR | 0 | 146 | Commercial/Retail |
| 21227020 | Intersection of Power Rd and Auto Plaza Rd | 2 | Commercial | PUD | HDR | 0 | 60 | Vacant |
| 21229021 | 2855 W Grant Line Rd | 3 | Commercial | PUD | HDR | 0 | 88 | Vacant |
| 21443001 | 348 W Clover Rd | 0.8 | Residential Medium | MDC | HDR | 0 | 24 | Residential |
| 21443004 | 292 W Clover Rd | 1.9 | Residential Medium | MDC | HDR | 0 | 57 | Residential |
| 21443023 | 188 W Clover Rd | 1 | Residential Medium | MDC | HDR | 1 | 27 | Residential |
| 21443046 | W of intersection of W Clover Rd and Briar Ln | 0.8 | Residential Medium | MDC | HDR | 0 | 23 | Vacant |
| 21443047 | N of intersection of Dovenshire Dr and Marie Ave | 1.1 | Residential Medium | MDC | HDR | 0 | 31 | Vacant |
| 23202055 | Intersection of Duncan Dr and Enyeart Rd | 0.8 | Commercial | PUD | HDR | 0 | 23 | Vacant |
| 23213010 | Intersection of W Lowell Ave and Lincoln Blvd | 3.8 | Public Facilities | LDR | HDR | 0 | 113 | School District Property |
| 23510013 | 310 W Mt Diablo Av | 0.6 | Residential Medium | MDR | HDR | 0 | 16 | Residential |
| 23510015 | 302 W Mt Diablo Av | 1 | Residential Medium | MDR | HDR | 1 | 29 | Residential |
| 23510018 | 220 W Mt Diablo Av | 1 | Residential Medium | MDR | HDR | 0 | 30 | Residential |
| 23510024 | 130 W Mt Diablo Av | 1 | Residential Medium | MDR | HDR | 1 | 28 | Residential |
| 23510042 | 90 W Mt Diablo Av | 1.5 | Residential Medium | MDR | HDR | 1 | 44 | Residential |
| 23510071 | 280 W Mt Diablo Av | 1.3 | Residential Medium | MDR | HDR | 0 | 37 | Residential |
| 23510072 | Intersection of Mt Oso Ave and Gianelli St | 0.7 | Residential Medium | MDR | HDR | 0 | 21 | Residential |
| 23510073 | 250 W Mt Diablo Av | 2 | Residential Medium | MDR | HDR | 1 | 57 | Residential |
| 23512001 | 205 E Third St | 2.9 | Residential Medium | MDR | HDR | 1 | 86 | Residential |
| 23515002 | 780 E Sixth St | 11.9 | Downtown | M1 | HDR | 0 | 354 | Vacant |
| 23512002 | 207 E Third St | 0.3 | Residential Medium | MDR | HDR | 0 | 9 | Residential |
| 23514009 | Intersection of E 3rd St and E Mt Diablo Ave | 2 | Commercial | NS | HDR | 0 | 60 | Vacant |
| 23514010 | Intersection of E Mt Diablo Ave and S MacArthur Dr | 1.2 | Commercial | NS | HDR | 0 | 36 | Vacant |
| 23542005 | 550 W Fourth St | 0.3 | Residential Medium | MDR | HDR | 0 | 9 | Church, Synagogue Or Temple |
| 23542006 | 491 W Mt Diablo Av | 0.6 | Residential Medium | MDR | HDR | 0 | 17 | Church, Synagogue Or Temple |
| 23542007 | 524 W Fourth St | 0.5 | Residential Medium | MDR | HDR | 1 | 15 | Residential |
| 23542008 | 489 W Mt Diablo Av | 0.9 | Residential Medium | MDR | HDR | 0 | 25 | Church, Synagogue Or Temple |
| 23542009 | 510 W Fourth St | 0.8 | Residential Medium | MDR | HDR | 1 | 21 | Residential |
| 23542012 | 440 W Fourth St | 0.5 | Residential Medium | MDR | HDR | 0 | 16 | Vacant |
| 23542013 | E of intersection of Diablo Pl and W Mt Diablo Ave | 0.5 | Residential Medium | MDR | HDR | 0 | 15 | Vacant |
| 23543006 | 251 W Mt Diablo Av | 0.9 | Residential Medium | MDR | HDR | 1 | 25 | Residential |
| 23543009 | 211 W Mt Diablo Av | 0.3 | Residential Medium | MDR | HDR | 0 | 8 | Residential |
| 23543011 | 201 W Mt Diablo Av | 0.3 | Residential Medium | MDR | HDR | 0 | 8 | Residential |
| 23543013 | 10009 W Mt Diablo Av | 0.4 | Residential Medium | MDR | HDR | 0 | 11 | Residential |
| 23543014 | W of intersection of West St and W Mt Diablo Ave | 0.5 | Residential Medium | MDR | HDR | 0 | 16 | Residential |
| 23543016 | W of intersection of C St and W Mt Diablo Ave | 0.5 | Residential Medium | MDR | HDR | 0 | 14 | Residential |
| 23543017 | 100 W South St | 0.6 | Residential Medium | MDR | HDR | 1 | 16 | Residential |
| 23543018 | 90 W South St | 0.6 | Residential Medium | MDR | HDR | 1 | 16 | Residential |
| 23543019 | 70 W South St | 1.1 | Residential Medium | MDR | HDR | 1 | 32 | Residential |
| 23805002 | 1381 Berg Av | 2.6 | Residential Medium | MDR | HDR | 0 | 76 | Residential |
| 23805003 | 2748 W Byron Rd | 1 | Residential Medium | MDR | HDR | 2 | 28 | Residential |
| 23805008 | 2718 W Byron Rd | 1.7 | Residential Medium | MDR | HDR | 1 | 48 | Residential |
| 23805015 | 2600 W Byron Rd | 1.1 | Commercial | GHC | HDR | 2 | 29 | Residential |
| 23805016 | 2590 W Byron Rd | 0.5 | Residential Medium | MDR | HDR | 2 | 13 | Residential |

| APN | Address | Size (Acres) | General Plan Designation (Current) | Current Zoning | Proposed Zoning | Existing Units | Total Units | Existing Use |
|--------------|---|--------------|------------------------------------|----------------|-----------------|----------------|-------------|--------------|
| 23805017 | 2568 W Byron Rd | 0.5 | Residential Medium | MDR | HDR | 2 | 13 | Residential |
| 23805022 | 2430 W Byron Rd | 1.3 | Residential Medium | MDR | HDR | 0 | 40 | Residential |
| 23805023 | 1341 Berg Av | 1.1 | Residential Medium | MDR | HDR | 1 | 33 | Residential |
| 23806005 | 1240 Berg Av | 0.5 | Residential Medium | MDR | HDR | 1 | 14 | Residential |
| 23806009 | 1180 Berg Av | 1 | Residential Medium | MDR | HDR | 1 | 29 | Residential |
| 23806013 | 1150 Berg Av | 1.2 | Residential Medium | MDR | HDR | 1 | 36 | Residential |
| 23806018 | 2881 Fabian Rd | 1.1 | Residential Medium | MDR | HDR | 3 | 29 | Residential |
| 23806021 | 1191 Berg Av | 0.8 | Residential Medium | MDR | HDR | 2 | 22 | Residential |
| 23806024 | 1241 Berg Av | 0.8 | Residential Medium | MDR | HDR | 1 | 23 | Residential |
| 23806029 | 1121 Berg Av | 0.8 | Residential Medium | MDR | HDR | 1 | 23 | Residential |
| 23807004 | 3150 W Byron Rd | 0.6 | Residential Medium | MDR | HDR | 0 | 18 | Residential |
| 23807005 | 3160 W Byron Rd | 0.5 | Residential Medium | MDR | HDR | 1 | 12 | Residential |
| 23807006 | 3130 W Byron Rd | 1.1 | Residential Medium | MDR | HDR | 1 | 31 | Residential |
| 23807007 | 3110 W Byron Rd | 1 | Residential Medium | MDR | HDR | 1 | 29 | Residential |
| 23807008 | 3090 W Byron Rd | 1.1 | Residential Medium | MDR | HDR | 1 | 31 | Residential |
| 23860007 | 3140 W Grant Line Rd | 3 | Commercial | PUD | HDR | 0 | 89 | Residential |
| 24005037 | Intersection of W Schulte Rd and Mabel Josephine Dr | 10 | Urban Reserve 7 | PUD | HDR | 0 | 298 | Vacant |
| 24014027 | 4720 S Lammers Rd | 5 | Industrial | M1-TH | HDR | 1 | 148 | Agricultural |
| 24614001 | 26805 S Mac Arthur Dr | 10 | Residential High | M1 | HDR | 0 | 298 | Residential |
| 24865041 | 546 Glenbrook Dr | 1 | Residential Low | PUD | HDR | 1 | 29 | Residential |
| 24865042 | 545 Glenbrook Dr | 1 | Residential Low | PUD | HDR | 0 | 30 | Residential |
| 25105008 | 27901 S Lammers Rd | 5 | Residential Medium | MDR-TH | HDR | 0 | 149 | Agricultural |
| 25105009 | 28281 S Lammers Rd | 10 | Residential Medium | MDR-TH | HDR | 0 | 298 | Vacant |
| 24802017 | Intersection of S Tracy Blvd and Gandy Dancer Dr | 14.3 | Office | M1 | New MU1 | 0 | 250 | Residential |
| 24803005 | 4800 S Tracy Bl | 14.3 | Office | M1 | New MU1 | 0 | 250 | Residential |
| 24803010 | 4100 S Tracy Bl | 11.8 | Office | M1 | New MU1 | 0 | 206 | Residential |
| TOTAL | | 239.8 | | | | 38 | 6588 | |

ATTACHMENT A-2 REZONE INVENTORY TABLE (Remainder)

| APN | ADDRESS | EX_ZONING | PROP_ZONING | SITE_ACRES |
|------------|--|-----------|-------------|------------|
| 235-440-07 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-440-08 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.08 |
| 235-100-74 | 85 MT OSO AVE | MDR | HDR | 0.19 |
| 235-100-75 | 65 MT OSO AVE | MDR | HDR | 0.19 |
| 235-100-76 | 45 MT OSO AVE | MDR | HDR | 0.19 |
| 235-440-06 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-440-04 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-440-05 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-100-41 | 91 MT OSO AVE | MDR | HDR | 0.95 |
| 235-100-25 | 125 MT OSO AVE | MDR | HDR | 0.48 |
| 235-100-23 | 155 MT OSO AVE | MDR | HDR | 0.48 |
| 235-100-21 | 175 MT OSO AVE | MDR | HDR | 0.48 |
| 235-100-62 | 215 MT OSO AVE | MDR | HDR | 0.48 |
| 235-100-61 | 225 MT OSO AVE | MDR | HDR | 0.49 |
| 235-440-03 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-440-02 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.10 |
| 235-440-01 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 2.08 |
| 235-100-22 | 150 W MT DIABLO AVE | MDR | HDR | 0.49 |
| 235-100-20 | 170 W MT DIABLO AVE | MDR | HDR | 0.49 |
| 235-100-66 | 370 W MT DIABLO AVE | MDR | HDR | 0.73 |
| 235-210-09 | 19 S C ST | MDC | HDR | 0.10 |
| 235-210-10 | 61 W MT DIABLO AVE | MDC | HDR | 0.09 |
| 235-210-11 | 65 W MT DIABLO AVE | MDC | HDR | 0.09 |
| 235-430-04 | 275 W MT DIABLO AVE | MDR | HDR | 0.13 |
| 235-210-08 | 105 S C ST | MDC | HDR | 0.12 |
| 235-210-07 | 85 S C ST | MDC | HDR | 0.12 |
| 235-420-11 | 469 W MT DIABLO AVE | MDR | HDR | 0.18 |
| 235-430-03 | 6 WEST ST | MDR | HDR | 0.12 |
| 235-210-06 | 65 S C ST | MDC | HDR | 0.12 |
| 235-210-05 | 45 S C ST | MDC | HDR | 0.12 |
| 235-430-02 | 58 WEST ST | MDR | HDR | 0.12 |
| 235-210-04 | 25 S C ST | MDC | HDR | 0.12 |
| 235-430-35 | MT DIABLO AVE BETWEEN W SOUTH ST AND C ST | MDR | HDR | 0.16 |
| 235-420-10 | 449 W MT DIABLO AVE | MDR | HDR | 0.52 |
| 235-210-03 | 56 W SOUTH ST | MDC | HDR | 0.09 |
| 235-210-02 | 60 W SOUTH ST | MDC | HDR | 0.08 |
| 235-210-01 | 66 W SOUTH ST | MDC | HDR | 0.08 |
| 235-430-15 | 130 W SOUTH ST | MDR | HDR | 0.66 |
| 235-430-12 | 190 W SOUTH ST | MDR | HDR | 0.19 |
| 235-430-10 | 200 W SOUTH ST | MDR | HDR | 0.25 |
| 235-430-34 | 212 W SOUTH ST | MDR | HDR | 0.14 |
| 235-430-07 | 246 W SOUTH ST | MDR | HDR | 0.18 |
| 235-430-05 | 256 W SOUTH ST | MDR | HDR | 0.15 |
| 235-430-01 | 296 W SOUTH ST | MDR | HDR | 0.16 |
| 235-420-15 | 375 W MT DIABLO AVE | MDR | HDR | 3.12 |
| 235-420-14 | 416 W FOURTH ST | MDR | HDR | 0.27 |
| 238-060-11 | 2721 FABIAN RD | MDR | HDR | 0.66 |
| 238-060-12 | 2741 FABIAN RD | MDR | HDR | 0.59 |
| 238-060-15 | 2831 FABIAN RD | MDR | HDR | 0.66 |
| 238-060-16 | 2851 FABIAN RD | MDR | HDR | 0.44 |
| 238-060-30 | 1151 BERG AVE | MDR | HDR | 0.72 |
| 238-060-17 | 2861 FABIAN RD | MDR | HDR | 0.49 |
| 238-060-10 | 1160 BERG AVE | MDR | HDR | 1.03 |
| 238-060-19 | 1161 BERG AVE | MDR | HDR | 0.86 |
| 238-060-20 | 1181 BERG AVE | MDR | HDR | 0.81 |
| 238-060-08 | 1210 BERG AVE | MDR | HDR | 0.50 |
| 238-060-07 | 1220 BERG AVE | MDR | HDR | 0.47 |
| 238-060-06 | 1230 BERG AVE | MDR | HDR | 0.51 |
| 238-060-22 | 1221 BERG AVE | MDR | HDR | 0.82 |
| 238-060-23 | 1231 BERG AVE | MDR | HDR | 0.81 |
| 238-060-04 | 1260 BERG AVE | MDR | HDR | 0.71 |
| 238-060-03 | 1270 BERG AVE | MDR | HDR | 0.55 |
| 238-060-25 | 1261 BERG AVE | MDR | HDR | 0.45 |
| 238-060-26 | 1271 BERG AVE | MDR | HDR | 0.35 |
| 238-060-27 | 1281 BERG AVE | MDR | HDR | 0.82 |
| 238-060-02 | 1290 BERG AVE | MDR | HDR | 1.33 |
| 238-060-28 | 1301 BERG AVE | MDR | HDR | 0.80 |
| 238-050-12 | 1320 BERG AVE | MDR | HDR | 0.31 |
| 238-050-11 | 2688 W BYRON RD | MDR | HDR | 1.04 |
| 238-050-18 | 2550 W BYRON RD | MDR | HDR | 1.06 |
| 238-050-10 | 2686 W BYRON RD | MDR | HDR | 0.26 |
| 238-050-09 | 2684 W BYRON RD | MDR | HDR | 0.49 |
| 238-050-07 | 2698 W BYRON RD | MDR | HDR | 0.23 |
| 238-050-06 | 2710 W BYRON RD | MDR | HDR | 0.85 |
| 238-050-05 | 2726 W BYRON RD | MDR | HDR | 0.70 |
| 238-050-04 | 2734 W BYRON RD | MDR | HDR | 0.37 |
| 238-070-09 | 3060 W BYRON RD | MDR | HDR | 1.11 |
| 238-070-03 | 3190 W BYRON RD | MDR | HDR | 1.30 |
| 238-070-02 | 3220 W BYRON RD | MDR | HDR | 1.55 |
| 214-430-17 | 250 W CLOVER RD | MDC | HDR | 0.21 |
| 214-430-16 | 232 W CLOVER RD | MDC | HDR | 0.25 |
| 214-430-03 | 324 W CLOVER RD | MDC | HDR | 0.83 |
| 214-430-25 | 172 W CLOVER RD | MDC | HDR | 0.49 |
| 214-430-15 | 236 W CLOVER RD | MDC | HDR | 0.26 |
| 214-430-08 | 280 W CLOVER RD | MDC | HDR | 0.49 |
| 214-430-06 | 282 W CLOVER RD | MDC | HDR | 0.51 |
| 214-430-18 | 202 W CLOVER RD | MDC | HDR | 0.53 |
| 214-430-19 | 208 W CLOVER RD | MDC | HDR | 0.05 |
| 214-430-02 | 332 W CLOVER RD | MDC | HDR | 0.31 |
| 214-430-14 | 242 W CLOVER RD | MDC | HDR | 0.20 |
| 214-430-43 | 246 W CLOVER RD | MDC | HDR | 0.16 |
| 214-430-20 | 212 W CLOVER RD | MDC | HDR | 0.15 |
| 214-430-21 | 216 W CLOVER RD | MDC | HDR | 0.13 |
| 214-430-28 | 108 W CLOVER RD | MDC | HDR | 0.42 |
| 214-430-27 | 134 W CLOVER RD | MDC | HDR | 0.96 |
| 214-430-26 | 150 W CLOVER RD | MDC | HDR | 0.29 |
| 214-430-24 | 136 W CLOVER RD | MDC | HDR | 0.47 |
| 214-430-22 | 222 W CLOVER RD | MDC | HDR | 0.10 |
| 214-430-42 | W CLOVER RD AT W GABRIEL DR | MDC | HDR | 0.44 |
| 214-430-07 | 276 W CLOVER RD | MDC | HDR | 0.38 |
| 214-430-05 | 286 W CLOVER RD | MDC | HDR | 0.42 |
| 238-060-01 | 1311 BERG AVE | MDR | HDR | 0.82 |



INITIAL STUDY / ENVIRONMENTAL CHECKLIST

FOR THE

CITY OF TRACY REZONE PROGRAM AND GENERAL PLAN AMENDMENT

JUNE 2024

Prepared for:

City of Tracy
Planning Division
333 Civic Center Plaza
Tracy, CA 95376

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818



D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



INITIAL STUDY / ENVIRONMENTAL CHECKLIST

FOR THE

CITY OF TRACY REZONE PROGRAM AND GENERAL PLAN
AMENDMENT

JUNE 2024

Prepared for:

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PROJECT TITLE

City of Tracy Rezone Program and General Plan Amendment

LEAD AGENCY NAME AND ADDRESS

City of Tracy
Planning Division
333 Civic Center Plaza
Tracy, CA 95376

CONTACT PERSON AND PHONE NUMBER

Craig Hoffman, Senior Planner
City of Tracy · 333 Civic Center Plaza · Tracy, CA 95376
Email: craig.hoffman@cityoftracy.org
Phone: 209-831-6426

PROJECT LOCATION

Tracy is located in San Joaquin County near the intersection of several Interstate highways including: I-205, I-580 and I-5. See **Figure 1**, Regional Location Map. General Plan assesses two delineated areas known as the Sphere of Influence (SOI) and the Planning Area. A description of each is described below:

City Limits: The city limits include the area within a City's corporate boundary, over which the City exercises land use authority and provides public services.

Sphere of Influence: A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO).

Planning Area: The planning area is defined as all lands within the City Limits and SOI.

Rezone Program: **Figure 2** shows the Project's rezone areas.

PROJECT DESCRIPTION

State law requires the City to have and maintain a general plan with specific contents in order to provide a vision for the City's future and inform local decisions about land use and development, including issues such as circulation, conservation, and safety.

The City of Tracy General Plan is a comprehensive land use and development policy document that establishes a vision for the future and series of policies to achieve that vision over time. The General Plan contains goals, objectives, policies and actions categorized into ten Elements (chapters). The current General Plan was last amended and updated in 2011. The Housing Element (HE) is published separately from the main document.

The Tracy Housing Element for the 2023-2031 update cycle for jurisdictions in the San Joaquin Council of Governments (SJCOC) region was adopted in 2024 as an amendment to the Tracy General Plan. The Housing Element update is mandated by State law. The Housing Element establishes goals, policies, and identifies future actions to address the existing and projected

housing needs of Tracy. The goals, policies, and actions are required by state law to plan for the regional housing targets allocated to Tracy by SJCOG and the Department of Housing and Community Development for the period of 2023 to 2031 and to affirmatively further fair housing.

The Housing Element identifies how the City would accommodate development of 8,830 total housing units that were included in the City's Regional Housing Needs Allocation (RHNA) for 2023-2031. However, the City's adoption of the Housing Element did not implement specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure) that may be necessary to accommodate such development. As such, the adoption of the Housing Element did not result in any direct physical changes to the environment.

However, development that could occur in association with rezoning of opportunity sites under the HE Programs will modifications to the Zoning Ordinance, and development standards to accommodate housing uses on the opportunity sites.

In order to accommodate the City's RHNA units plus a buffer for each of the income categories, the Project would rezone opportunity sites to ensure the ability to develop housing at specified densities. This included rezoning of sites to accommodate the City's RHNA units, and to provide logical rezone boundaries as shown on Figure 2 and in Attachments A-1 and A-2.

The Project would also include **Zoning Code revisions** to support housing goals including the following specific updates:

Accommodate HE Program 9: Provision of Adequate Sites.

The following zones are proposed for increased densities:

- MDR – from 5.9-12 du/ac to 5.9-20 du/ac
- MDC – from 5.9-12 du/ac to 5.9-20 du/ac
- HDR – from 12-25 du/ac to 20-35 du/ac
- GHC – from 12-25 du/ac to 20-35 du/ac
- Establish a new Zoning District (MU-1) at 20-35 du/acre

Accommodate HE Program 14: Zoning Ordinance Updates. The City will amend the Zoning Code to address the following to facilitate the development of a variety of housing types:

- **Density Bonus:** The City's Density Bonus must be updated to reflect recent changes to State law, such as AB 1763, which made several changes to density bonus requirements for 100 percent affordable projects, and AB 2345, that further incentivizes the production of affordable housing.
- **Residential Care Facilities:** In accordance with the Lanterman Act, amend the Zoning Ordinance to permit residential care facilities serving six or fewer persons as a single-family residential use and permitted by right in all residential zones. In addition, consistent with City practice, amend the Zoning Ordinance to allow residential care facilities of seven or more persons in all residential zones with a Conditional Use Permit. Objective conditions for approval will be established to ensure certainty in outcomes.

- **Farmworker Housing:** The California Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. The City of Tracy permits crop and tree farming in the A, LDR, MDC, MDR, and HDR zones. The City will amend the Zoning Ordinance to address the provision of farmworker housing consistent with the Employee Housing Act.
- **Employee Housing:** The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City will amend the Zoning Ordinance to address the provision of farmworker housing consistent with the Employee Housing Act.
- **Low Barrier Navigation Center:** While the City is working on the Low Barrier Navigation Center on Arbor Avenue, the Zoning Ordinance does not address this type of facility. AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City will amend the Zoning Ordinance to be in compliance with AB 101.
- **Emergency Shelter Parking Standards:** The Zoning Ordinance does not specify any parking requirements for emergency shelters. AB 139 specifies that local governments may impose a parking requirement, but that it shall only be an amount adequate for parking for shelter staff may not exceed the requirements for residential and nonresidential uses in the same zone. The City will amend the Zoning Ordinance to be in compliance with AB 139.
- **Transitional and Supportive Housing:** State law (AB 2634 and SB 2) requires local jurisdictions to allow for transitional and supportive housing subject to the same standards as similar residential uses within the same zone. AB 2162 requires that supportive housing that meets specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. For projects locating within 0.5 mile from transit, no minimum parking requirements may be applied. The City will amend the Zoning Ordinance to be in compliance with these state laws.
- **Parking Standards:** Amend the City's parking ordinance to reduce the number of offstreet parking spaces required for new multi-family housing development projects.
- **Definition of Family:** The City's current definition of "family" is "one or more persons occupying a single dwelling unit, under no more than one written or oral rental agreement." This definition may act as a constraint on housing for persons with disabilities. The City will revisit this definition of family to ensure that it poses no negative impacts for persons with disabilities.
- **SB 35 and SB 330 Processing:** In compliance with State law, the City will establish written procedures for processing SB 35 and SB 330 development applications.
- **ADU Requirements:** Update the Zoning Code to comply with State requirements for ADUs.

Additionally, the City would undertake several necessary **amendments to the General Plan**, including updates to the Land Use, Safety, and Circulation Elements. In addition, the City will be

including a new General Plan Element for the topic of Environmental Justice consistent with State planning law.

Each of these updates is briefly described below:

Land Use Element: The Land Use Element and Land Use Map will be updated for consistency with Housing Element site rezones to include appropriate and complementary land uses that support housing goals.

Circulation Element: The Circulation Element will be updated to be consistent with vehicle miles travelled (VMT) standards and thresholds for project level review. This update is intended to bring the element in line with statewide guidance related to assessing impacts relative to VMT as required under SB 743. The main component of the Circulation Element update will include incorporation of a citywide VMT tool to be used to assess and reduce impacts from future development projects within Tracy.

Safety Element: The City is preparing a targeted update to the General Plan Safety Element in coordination with the Housing Element and other identified updates. State of California legislation requires that the City's Safety Element be reviewed and updated as necessary alongside the City's Housing Element update. Proposed updates to the Safety Element include amending goals, policies, and objectives; integrating updated background information and mapping; and incorporating programs from other citywide planning documents. This targeted update will address policies related to flood, fire, emergency evacuation and preparation and climate resiliency and adaptation.

Environmental Justice Element. The update of two or more General Plan Elements triggers a State requirement to address environmental justice under the provisions of Senate Bill (SB) 1000. Therefore, the City is required to include environmental justice policies to ensure compliance with State law. This Element will identify goals and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity. This Element will also identify policies to promote civic engagement, and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

DEVELOPMENT AND BUILDOUT

The EIR will address buildout of the General Plan Land Use Map inclusive of the Project's rezone program through 2045. Buildout under the proposed Project includes several components of growth. For the purposes of the analysis in this EIR, projected new growth in Tracy stems from the following growth factors:

Sites Rezones: The Tracy Housing Element has identified a targeted rezoning program to meet the identified unit shortfall for the 6th Cycle Housing Element RHNA. The rezone sites identified in the Housing Element total approximately 240 acres and would accommodate 6,588 units.

Additional details are included in the City's Housing Element, is available at www.cityoftracy.org/our-city/departments/planning. Rezone sites identified in the Housing Element are summarized in Attachment A-1 of this document. To provide logical rezone boundaries lands adjacent to the Housing Elements rezone sites are also included in the overall rezone program. These remainder rezone areas are included in Attachment A-2. The Inventory of rezones are shown in Figure 2.

Updated Zoning Code: Targeted Density Increases in the Housing Element Update have been identified to accommodate the RHNA shortfall through increasing the permitted densities of existing multi-family zones, and the development of a new mixed use zoning district. The following Zoning Code amendments are proposed that would increase densities:

- MDR – from 5.9-12 du/ac to 5.9-20 du/ac
- MDC – from 5.9-12 du/ac to 5.9-20 du/ac
- HDR – from 12-25 du/ac to 20-35 du/ac
- GHC – from 12-25 du/ac to 20-35 du/ac
- Establish a new Zoning District (MU-1) at 20-35 du/acre

Other Citywide Buildout: Continued growth would occur through buildout of the existing General Land Use Map. The city would continue to develop housing, job generating uses, and community facilities throughout the life of the General Plan, typically on vacant and underutilized parcels, consistent with the existing General Plan Land Use Map designations. For planning purposes a 20 year time horizon is assumed under this EIR's analysis and 2045 is assumed to be the future buildout year.

As shown in Table 1 buildout of the General Plan could yield a total of up to 51,008 housing units, a population of 149,298 people, and 90,916 jobs within the Planning Area by 2045. This represents development growth over existing conditions of up to 21,355 new dwelling units, and 50,995 new jobs.

Table 1. Development Capacity

| | Population | Housing Units | Jobs | Jobs Housing Ratio |
|--|------------|---------------|---------|--------------------|
| 2024 Baseline (Existing Conditions) | 96,076 | 29,653 | 39,921 | 1.35 |
| Projected 2045 Total Buildout* | 149,298 | 51,008 | 90,916 | 1.78 |
| Total New Growth Over Existing Conditions 2024-2045 | +53,223 | +21,355 | +50,995 | |

Sources: De Novo Planning Group, 2024, 2023 San Joaquin County Assessor Data File, Tracy Housing Element Inventory Shapefiles, Tracy Travel Demand Model (Kimley-Horn).

*Total buildout includes development on vacant and underutilized parcels within Tracy that are not otherwise impacted or related to the proposed rezone program in addition to the development accommodated under the proposed rezone program.

Growth projections should not be considered a prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City's control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, land turnover, and other factors. Additionally, new development and growth are largely dictated by existing development conditions. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

REQUIRED APPROVALS

Actions to be taken by the City to adopt and implement the proposed Project include, but are not limited to:

- Adoption of General Plan amendments to re-designate the land uses for rezone sites, and to update General Plan Elements for compliance with state laws and internal consistency,
- Rezoning of sites, identified in the Tracy Housing Element, and
- Adoption of Zoning Ordinance amendments to accommodate the rezone sites and development standards identified by the Tracy Housing Element.

DRAFT SUBSEQUENT EIR ANALYSIS

In 2005 the City adopted a new General Plan and certified the associated General Plan EIR (State Clearinghouse (SCH) # 1992122069). The City prepared an Amended Draft EIR, 2006 (SCH# 1992122069). In 2009 the City prepared a Draft Supplemental EIR, (SCH# 2008092006), and Recirculated the Draft Supplemental EIR in 2010 (SCH# 2008092006). A Final Supplemental EIR (SCH# 2008092006) was prepaid in 2010, and an Addendum to the General Plan Final EIR, was prepared in 2011 (SCH# 2008092006).

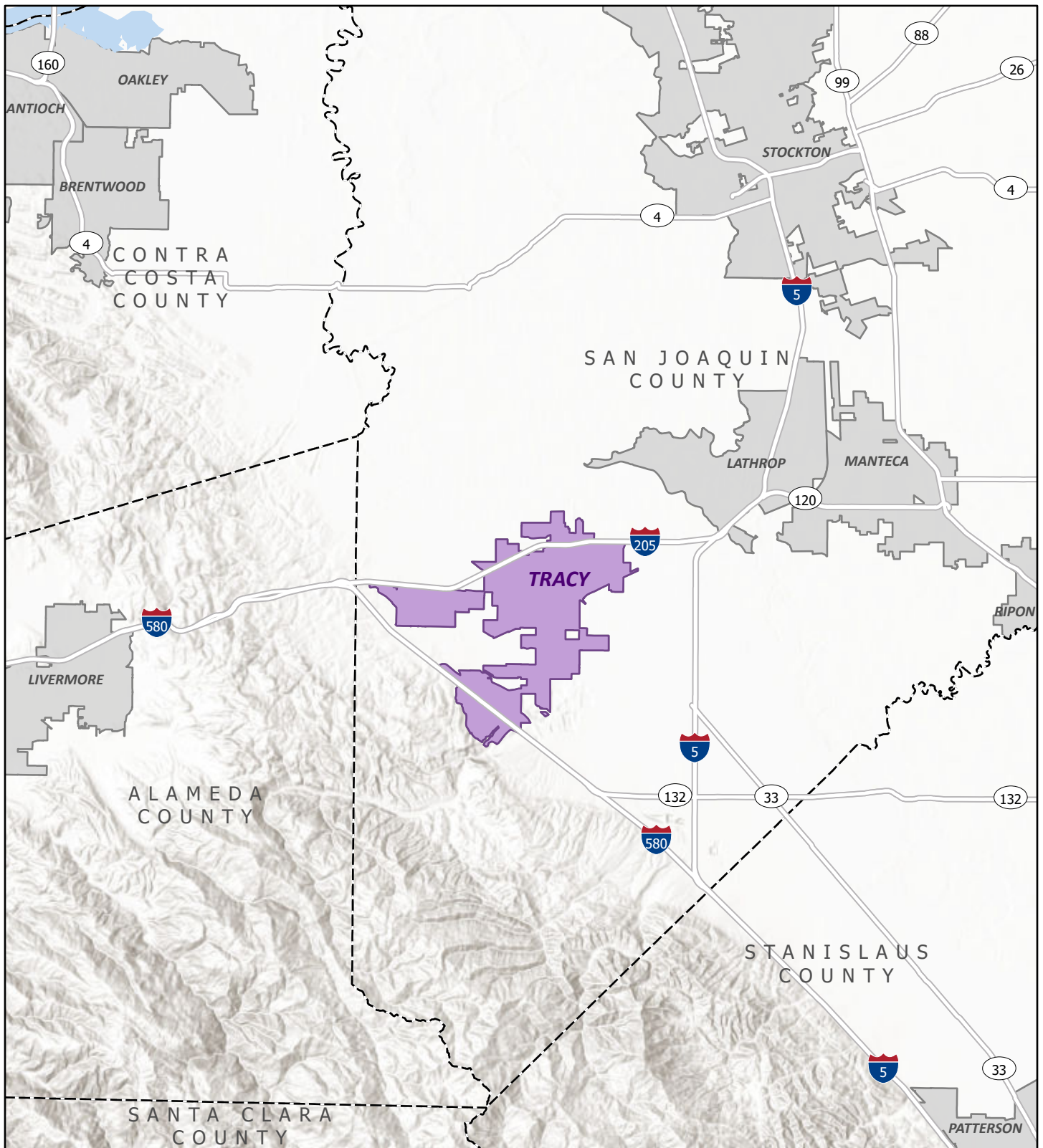
The City will prepare a Subsequent General Plan EIR for the proposed rezone program and General Plan Amendments. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines, relevant case law, and City procedures.

The General Plan's previous environmental review assumed full development and buildout of the City of Tracy. The rezone program includes site rezones, municipal code amendments, and targeted General Plan updates that could increase the development capacity on some parcels within the city. All areas included within the rezone programs have previously been identified for urban site uses and as such the development footprint impacts would generally be consistent with previous environmental analysis included in the General Plan EIR. New impacts or impacts that could increase due to the rezoning program, municipal codes and General Plan updates to meet state housing goals would generally include impacts related to capacity increases from additional population and housing units. (i.e. increased vehicle trips, GHG, noise, water use ect.).

PROJECT-SPECIFIC ENVIRONMENTAL REVIEW

The attached Initial Study and Environmental Checklist includes a discussion and analysis of environmental impacts associated with the proposed Project. Prior to any development, a site-specific development application would be required.

INITIAL STUDY: An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less-than-Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft SEIR. Areas/issues that would result in No Impact or a Less-than-Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft SEIR.



CITY OF TRACY - HOUSING ELEMENT REZONES

Legend




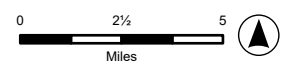
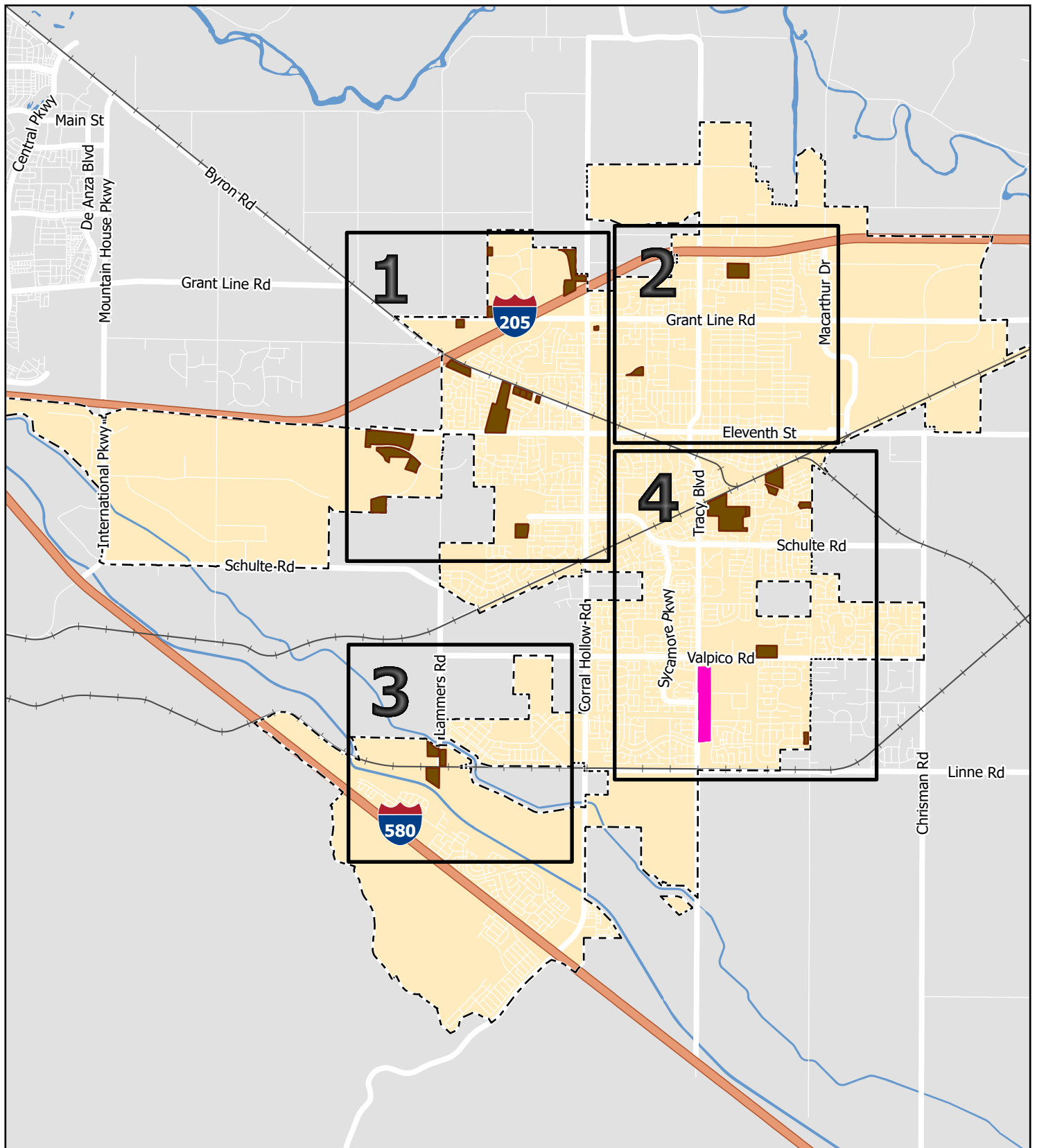
-  City of Tracy
-  Other Incorporated Area
-  County Boundary

Figure-1: Regional Location





City of Tracy

Rezoned Area

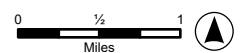
To be rezoned HDR - High Density Residential

To be rezoned MU1 - Mixed Use 1

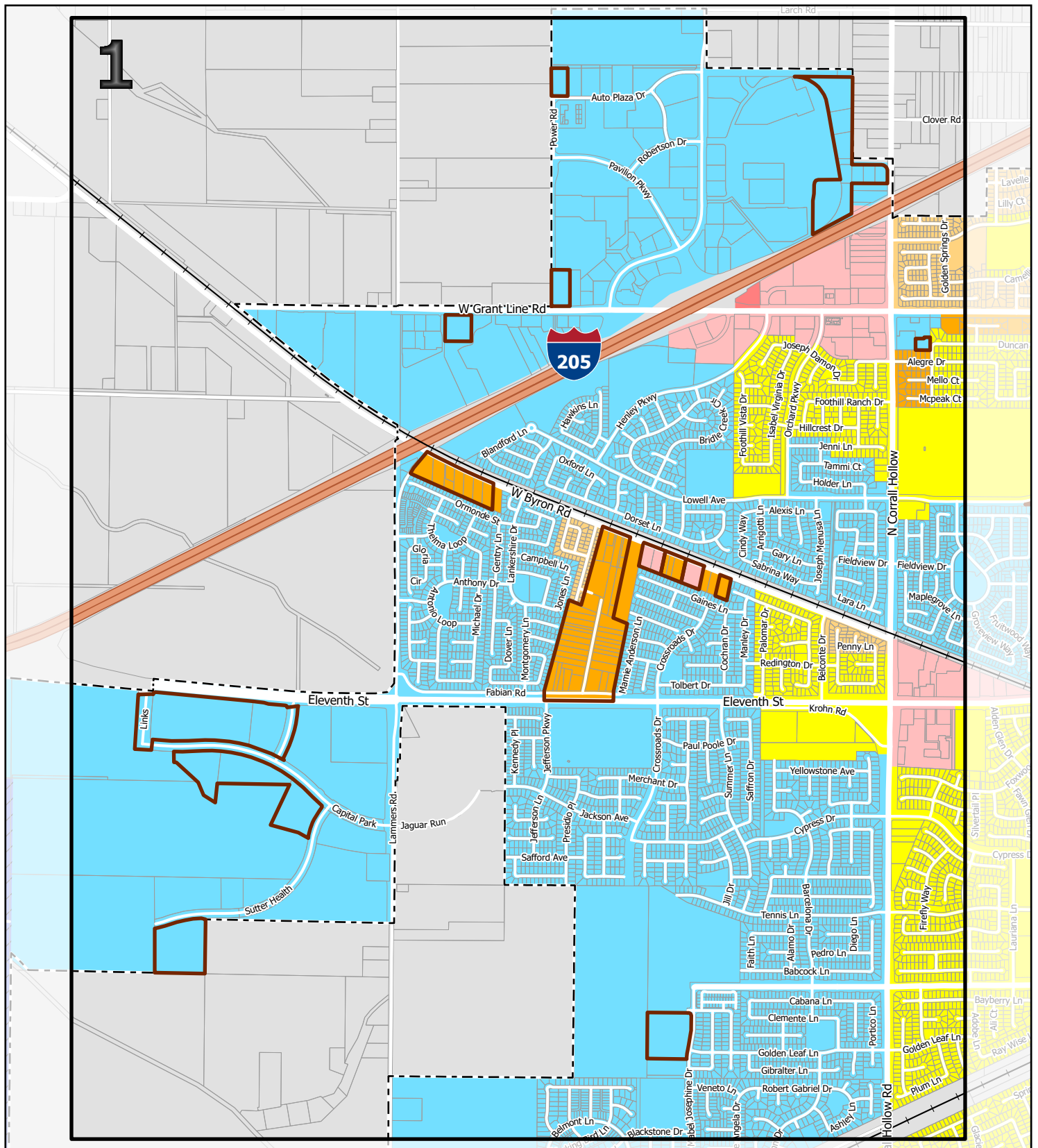
Grid Map Extents*

CITY OF TRACY - REZONE PROGRAM

Rezoned Areas Index Map



* See individual Grid Maps 1-4 for Rezoned Area detail



CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 1 Northwest Tracy

Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

LDR - Low Density Residential

MDR - Medium Density Residential

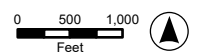
MDC - Medium Density Cluster

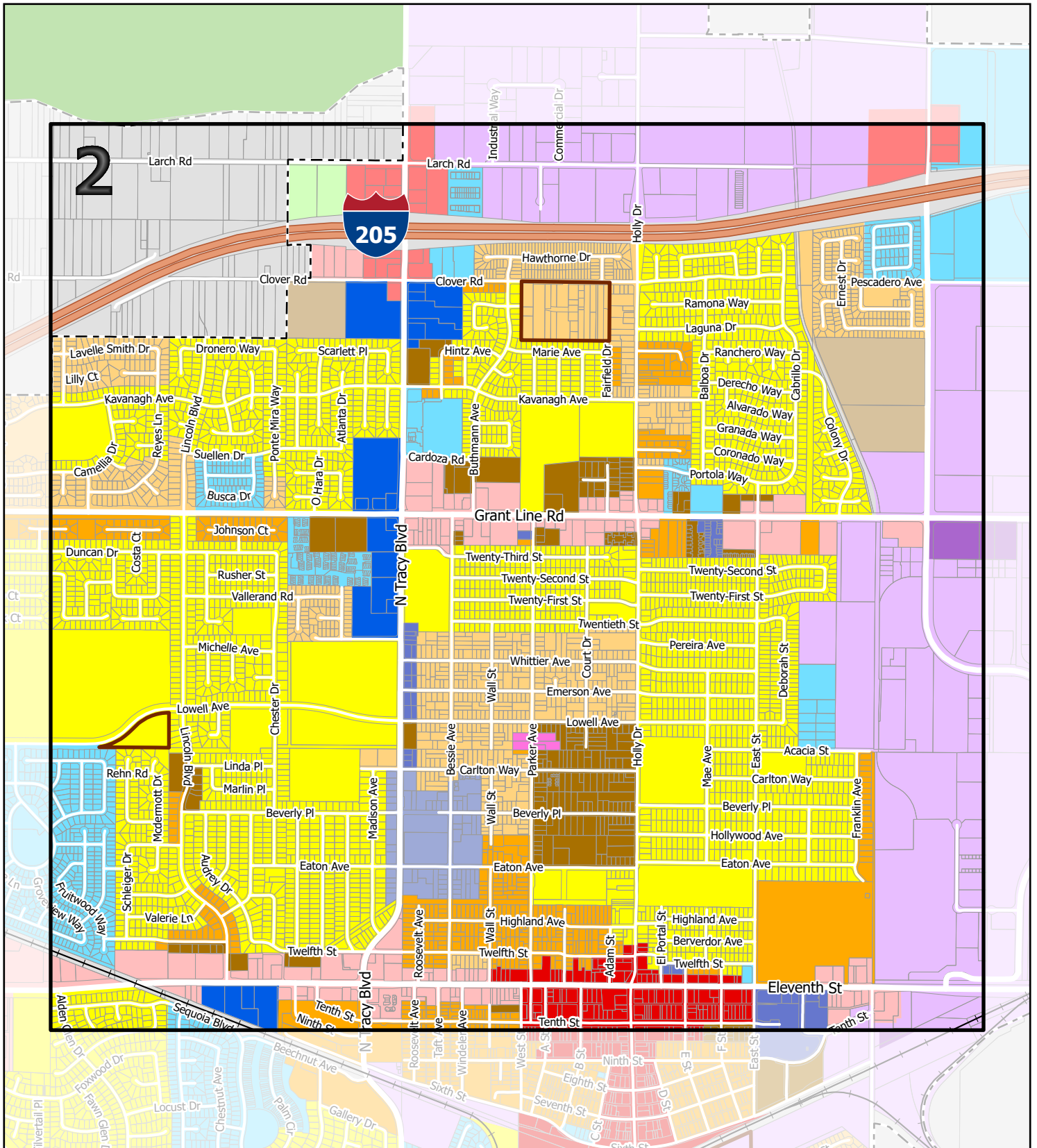
PUD - Planned Unit Development

HS - Highway Service

GHC - General Highway Commercial

CRSP - Cordes Ranch Specific Plan





Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

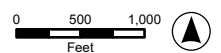
LDR - Low Density Residential
MDR - Medium Density Residential
MDC - Medium Density Cluster

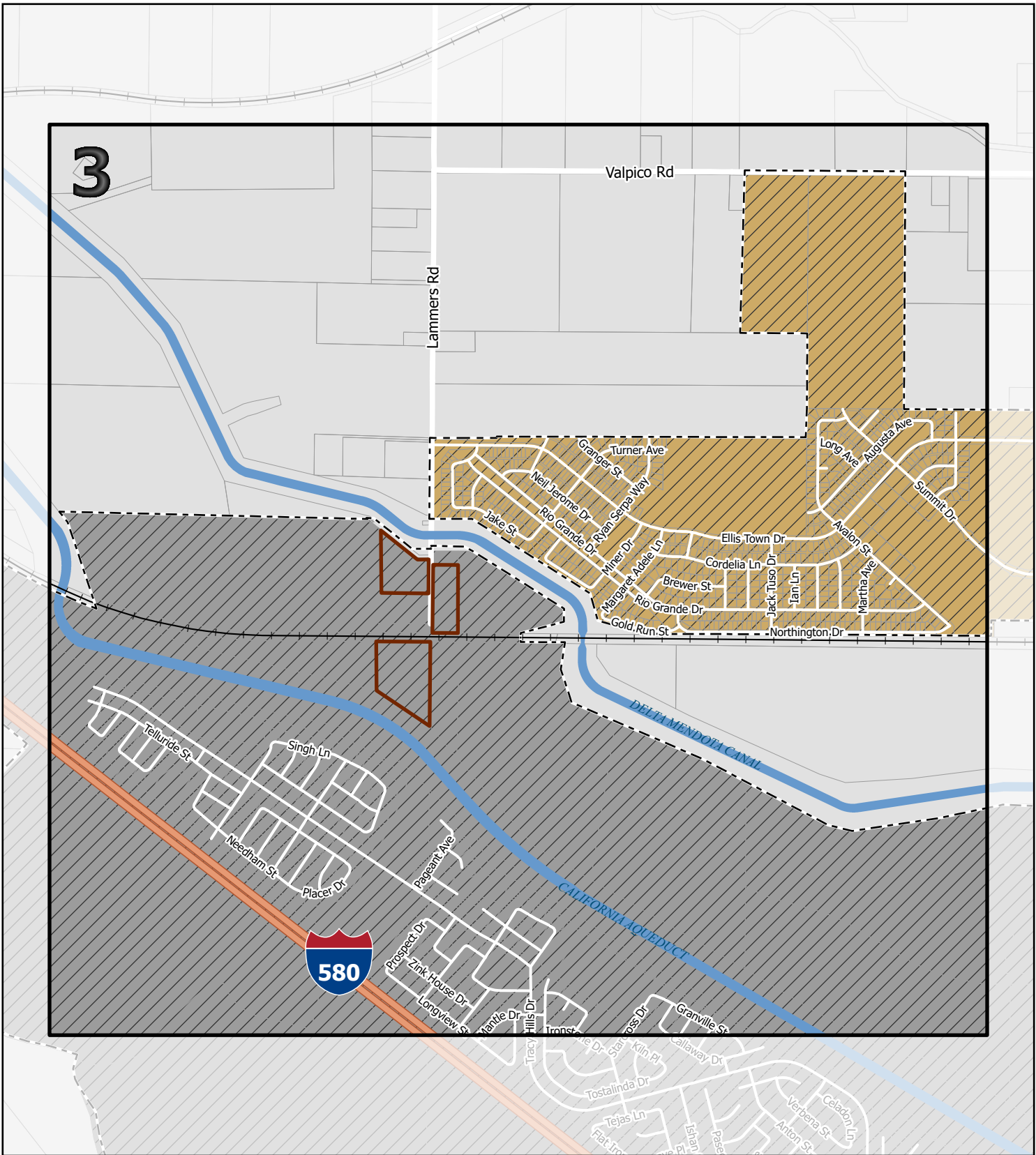
HDR - High Density Residential
RMH - Residential Mobile Home
PUD - Planned Unit Development
M1 - Light Industrial
M2 - Heavy Industrial
NS - Neighborhood Shopping
CS - Community Shopping Center
CBD - Central Business District

HS - Highway Service
GHC - General Highway Commercial
MO - Medical Office
POM - Professional Office Medical
CRS - Community Recreation Support Services
P - Park
NEI - Northeast Industrial Areas Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 2 North/Central Tracy





Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

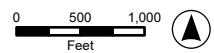
E - Ellis Park Specific Plan

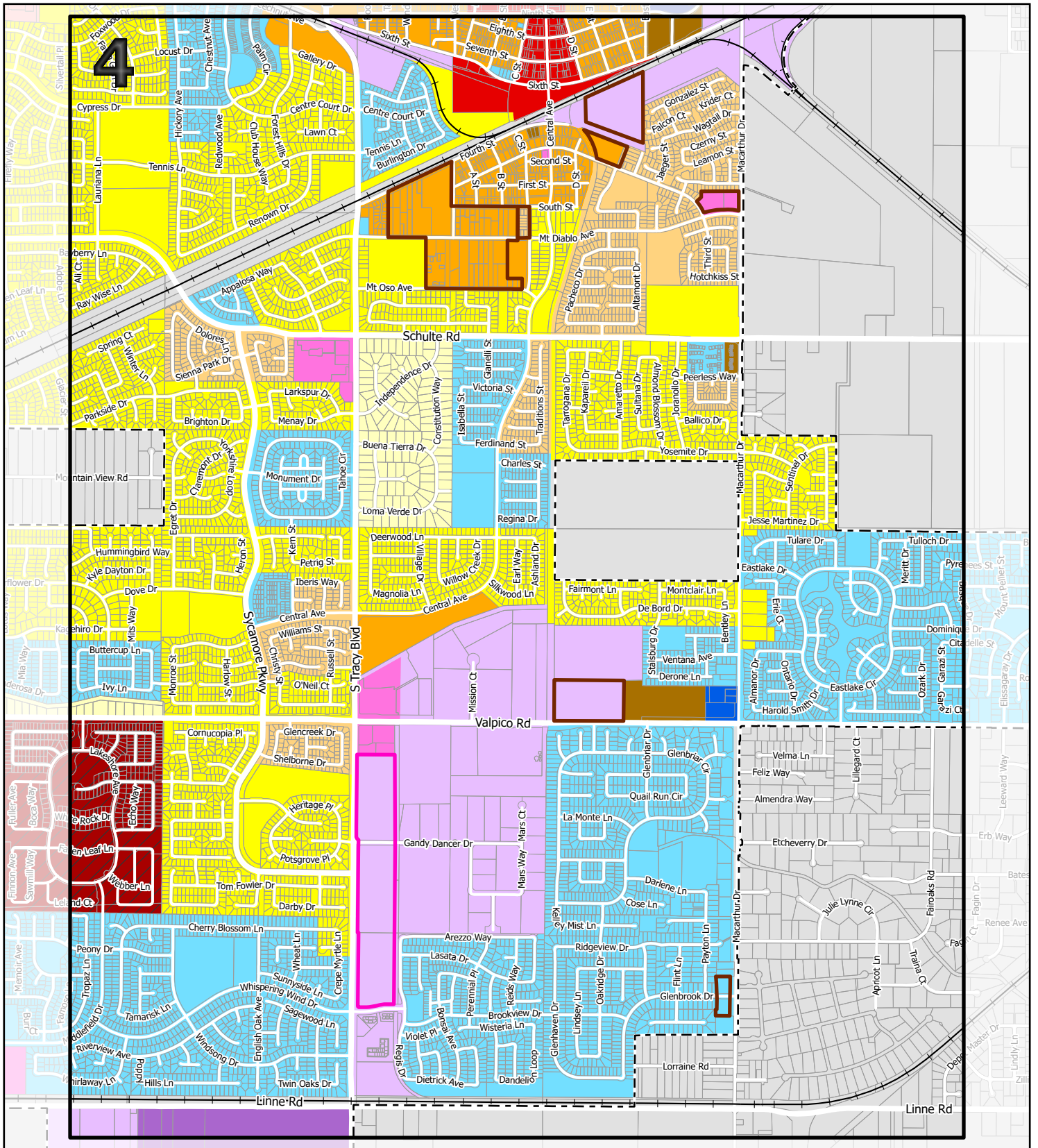
THSP - Tracy Hills Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 3

Southwest Tracy/Canals





Tracy City Limits

Rezone Area

- To be rezoned HDR - High Density Residential
- To be rezoned MU1 - Mixed Use 1

Current Zoning Designation

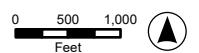
- RE - Residential Estate
- LDR - Low Density Residential

- MDR - Medium Density Residential
- MDC - Medium Density Cluster
- HDR - High Density Residential
- PUD - Planned Unit Development
- M1 - Light Industrial
- M2 - Heavy Industrial

- NS - Neighborhood Shopping
- CS - Community Shopping Center
- CBD - Central Business District
- GHC - General Highway Commercial
- POM - Professional Office Medical
- TV - Tracy Village Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 4 Central/South Tracy



Attachment A-1 Housing Rezone Sites Inventory Table

| APN | Address | Size (Acres) | General Plan Designation (Current) | Current Zoning | Proposed Zoning | Existing Units | Total Units | Existing Use |
|----------|--|--------------|------------------------------------|----------------|-----------------|----------------|-------------|-----------------------------|
| 20925050 | SW of intersection of Capitol Park Dr and S Lammers Rd | 10 | Office | PUD | HDR | 0 | 298 | Vacant |
| 20947002 | W of intersection of W 11th St and S Lammers Rd | 3.7 | | PUD | HDR | 0 | 111 | Vacant |
| 20947003 | W of intersection of W 11th St and S Lammers Rd | 19.3 | Office | PUD | HDR | 0 | 575 | Vacant |
| 20947004 | W of intersection of W 11th St and S Lammers Rd | 6.7 | Office | PUD | HDR | 0 | 198 | Vacant |
| 20947005 | NW of intersection of S Lammers Rd and Capitol Park Rd | 2.4 | | PUD | HDR | 0 | 73 | Vacant |
| 20947009 | W of intersection of S Lammers Rd and Capitol Park Rd | 6.1 | Office | PUD | HDR | 0 | 181 | Vacant |
| 20947010 | W of intersection of S Lammers Rd and Capitol Park Rd | 7.4 | Office | PUD | HDR | 0 | 220 | Vacant |
| 20947011 | Intersection of S Lammers Rd and Capitol Park Rd | 7 | Office | PUD | HDR | 0 | 209 | Vacant |
| 21205035 | 3200 Naglee Rd | 4.7 | Commercial | I-205 | HDR | 0 | 139 | Vacant |
| 21205036 | N of intersection of W Valley Mall and Naglee Rd | 2.2 | Commercial | I-205 | HDR | 0 | 65 | Vacant |
| 21205037 | Intersection of W Valley Mall and Naglee Rd | 1.9 | Commercial | I-205 | HDR | 0 | 58 | Vacant |
| 21205038 | 3100 N Corral Hollow Rd | 1 | Commercial | I-205 | HDR | 0 | 29 | Vacant |
| 21205039 | W of intersection of W Valley Mall and Coral Hollow Rd | 0.9 | Commercial | I-205 | HDR | 0 | 28 | Vacant |
| 21205040 | Southside of W Valley Mall | 0.9 | Commercial | I-205 | HDR | 0 | 28 | Vacant |
| 21205041 | Intersection of Naglee Rd and W Valley Mall | 1 | Commercial | I-205 | HDR | 0 | 29 | Vacant |
| 21205042 | S of intersection of Naglee Rd and W Valley Mall | 2.1 | Commercial | I-205 | HDR | 0 | 62 | Vacant |
| 21205052 | 3150 Naglee Rd | 4.9 | Commercial | I-205 | HDR | 0 | 146 | Commercial/Retail |
| 21227020 | Intersection of Power Rd and Auto Plaza Rd | 2 | Commercial | PUD | HDR | 0 | 60 | Vacant |
| 21229021 | 2855 W Grant Line Rd | 3 | Commercial | PUD | HDR | 0 | 88 | Vacant |
| 21443001 | 348 W Clover Rd | 0.8 | Residential Medium | MDC | HDR | 0 | 24 | Residential |
| 21443004 | 292 W Clover Rd | 1.9 | Residential Medium | MDC | HDR | 0 | 57 | Residential |
| 21443023 | 188 W Clover Rd | 1 | Residential Medium | MDC | HDR | 1 | 27 | Residential |
| 21443046 | W of intersection of W Clover Rd and Briar Ln | 0.8 | Residential Medium | MDC | HDR | 0 | 23 | Vacant |
| 21443047 | N of intersection of Dovenshire Dr and Marie Ave | 1.1 | Residential Medium | MDC | HDR | 0 | 31 | Vacant |
| 23202055 | Intersection of Duncan Dr and Enyeart Rd | 0.8 | Commercial | PUD | HDR | 0 | 23 | Vacant |
| 23213010 | Intersection of W Lowell Ave and Lincoln Blvd | 3.8 | Public Facilities | LDR | HDR | 0 | 113 | School District Property |
| 23510013 | 310 W Mt Diablo Av | 0.6 | Residential Medium | MDR | HDR | 0 | 16 | Residential |
| 23510015 | 302 W Mt Diablo Av | 1 | Residential Medium | MDR | HDR | 1 | 29 | Residential |
| 23510018 | 220 W Mt Diablo Av | 1 | Residential Medium | MDR | HDR | 0 | 30 | Residential |
| 23510024 | 130 W Mt Diablo Av | 1 | Residential Medium | MDR | HDR | 1 | 28 | Residential |
| 23510042 | 90 W Mt Diablo Av | 1.5 | Residential Medium | MDR | HDR | 1 | 44 | Residential |
| 23510071 | 280 W Mt Diablo Av | 1.3 | Residential Medium | MDR | HDR | 0 | 37 | Residential |
| 23510072 | Intersection of Mt Oso Ave and Gianelli St | 0.7 | Residential Medium | MDR | HDR | 0 | 21 | Residential |
| 23510073 | 250 W Mt Diablo Av | 2 | Residential Medium | MDR | HDR | 1 | 57 | Residential |
| 23512001 | 205 E Third St | 2.9 | Residential Medium | MDR | HDR | 1 | 86 | Residential |
| 23515002 | 780 E Sixth St | 11.9 | Downtown | M1 | HDR | 0 | 354 | Vacant |
| 23512002 | 207 E Third St | 0.3 | Residential Medium | MDR | HDR | 0 | 9 | Residential |
| 23514009 | Intersection of E 3rd St and E Mt Diablo Ave | 2 | Commercial | NS | HDR | 0 | 60 | Vacant |
| 23514010 | Intersection of E Mt Diablo Ave and S MacArthur Dr | 1.2 | Commercial | NS | HDR | 0 | 36 | Vacant |
| 23542005 | 550 W Fourth St | 0.3 | Residential Medium | MDR | HDR | 0 | 9 | Church, Synagogue Or Temple |
| 23542006 | 491 W Mt Diablo Av | 0.6 | Residential Medium | MDR | HDR | 0 | 17 | Church, Synagogue Or Temple |
| 23542007 | 524 W Fourth St | 0.5 | Residential Medium | MDR | HDR | 1 | 15 | Residential |
| 23542008 | 489 W Mt Diablo Av | 0.9 | Residential Medium | MDR | HDR | 0 | 25 | Church, Synagogue Or Temple |
| 23542009 | 510 W Fourth St | 0.8 | Residential Medium | MDR | HDR | 1 | 21 | Residential |
| 23542012 | 440 W Fourth St | 0.5 | Residential Medium | MDR | HDR | 0 | 16 | Vacant |
| 23542013 | E of intersection of Diablo Pl and W Mt Diablo Ave | 0.5 | Residential Medium | MDR | HDR | 0 | 15 | Vacant |
| 23543006 | 251 W Mt Diablo Av | 0.9 | Residential Medium | MDR | HDR | 1 | 25 | Residential |
| 23543009 | 211 W Mt Diablo Av | 0.3 | Residential Medium | MDR | HDR | 0 | 8 | Residential |
| 23543011 | 201 W Mt Diablo Av | 0.3 | Residential Medium | MDR | HDR | 0 | 8 | Residential |
| 23543013 | 10009 W Mt Diablo Av | 0.4 | Residential Medium | MDR | HDR | 0 | 11 | Residential |
| 23543014 | W of intersection of West St and W Mt Diablo Ave | 0.5 | Residential Medium | MDR | HDR | 0 | 16 | Residential |
| 23543016 | W of intersection of C St and W Mt Diablo Ave | 0.5 | Residential Medium | MDR | HDR | 0 | 14 | Residential |
| 23543017 | 100 W South St | 0.6 | Residential Medium | MDR | HDR | 1 | 16 | Residential |
| 23543018 | 90 W South St | 0.6 | Residential Medium | MDR | HDR | 1 | 16 | Residential |
| 23543019 | 70 W South St | 1.1 | Residential Medium | MDR | HDR | 1 | 32 | Residential |
| 23805002 | 1381 Berg Av | 2.6 | Residential Medium | MDR | HDR | 0 | 76 | Residential |
| 23805003 | 2748 W Byron Rd | 1 | Residential Medium | MDR | HDR | 2 | 28 | Residential |
| 23805008 | 2718 W Byron Rd | 1.7 | Residential Medium | MDR | HDR | 1 | 48 | Residential |
| 23805015 | 2600 W Byron Rd | 1.1 | Commercial | GHC | HDR | 2 | 29 | Residential |
| 23805016 | 2590 W Byron Rd | 0.5 | Residential Medium | MDR | HDR | 2 | 13 | Residential |

| APN | Address | Size (Acres) | General Plan Designation (Current) | Current Zoning | Proposed Zoning | Existing Units | Total Units | Existing Use |
|--------------|---|--------------|------------------------------------|----------------|-----------------|----------------|-------------|--------------|
| 23805017 | 2568 W Byron Rd | 0.5 | Residential Medium | MDR | HDR | 2 | 13 | Residential |
| 23805022 | 2430 W Byron Rd | 1.3 | Residential Medium | MDR | HDR | 0 | 40 | Residential |
| 23805023 | 1341 Berg Av | 1.1 | Residential Medium | MDR | HDR | 1 | 33 | Residential |
| 23806005 | 1240 Berg Av | 0.5 | Residential Medium | MDR | HDR | 1 | 14 | Residential |
| 23806009 | 1180 Berg Av | 1 | Residential Medium | MDR | HDR | 1 | 29 | Residential |
| 23806013 | 1150 Berg Av | 1.2 | Residential Medium | MDR | HDR | 1 | 36 | Residential |
| 23806018 | 2881 Fabian Rd | 1.1 | Residential Medium | MDR | HDR | 3 | 29 | Residential |
| 23806021 | 1191 Berg Av | 0.8 | Residential Medium | MDR | HDR | 2 | 22 | Residential |
| 23806024 | 1241 Berg Av | 0.8 | Residential Medium | MDR | HDR | 1 | 23 | Residential |
| 23806029 | 1121 Berg Av | 0.8 | Residential Medium | MDR | HDR | 1 | 23 | Residential |
| 23807004 | 3150 W Byron Rd | 0.6 | Residential Medium | MDR | HDR | 0 | 18 | Residential |
| 23807005 | 3160 W Byron Rd | 0.5 | Residential Medium | MDR | HDR | 1 | 12 | Residential |
| 23807006 | 3130 W Byron Rd | 1.1 | Residential Medium | MDR | HDR | 1 | 31 | Residential |
| 23807007 | 3110 W Byron Rd | 1 | Residential Medium | MDR | HDR | 1 | 29 | Residential |
| 23807008 | 3090 W Byron Rd | 1.1 | Residential Medium | MDR | HDR | 1 | 31 | Residential |
| 23860007 | 3140 W Grant Line Rd | 3 | Commercial | PUD | HDR | 0 | 89 | Residential |
| 24005037 | Intersection of W Schulte Rd and Mabel Josephine Dr | 10 | Urban Reserve 7 | PUD | HDR | 0 | 298 | Vacant |
| 24014027 | 4720 S Lammers Rd | 5 | Industrial | M1-TH | HDR | 1 | 148 | Agricultural |
| 24614001 | 26805 S Mac Arthur Dr | 10 | Residential High | M1 | HDR | 0 | 298 | Residential |
| 24865041 | 546 Glenbrook Dr | 1 | Residential Low | PUD | HDR | 1 | 29 | Residential |
| 24865042 | 545 Glenbrook Dr | 1 | Residential Low | PUD | HDR | 0 | 30 | Residential |
| 25105008 | 27901 S Lammers Rd | 5 | Residential Medium | MDR-TH | HDR | 0 | 149 | Agricultural |
| 25105009 | 28281 S Lammers Rd | 10 | Residential Medium | MDR-TH | HDR | 0 | 298 | Vacant |
| 24802017 | Intersection of S Tracy Blvd and Gandy Dancer Dr | 14.3 | Office | M1 | New MU1 | 0 | 250 | Residential |
| 24803005 | 4800 S Tracy Bl | 14.3 | Office | M1 | New MU1 | 0 | 250 | Residential |
| 24803010 | 4100 S Tracy Bl | 11.8 | Office | M1 | New MU1 | 0 | 206 | Residential |
| TOTAL | | 239.8 | | | | 38 | 6588 | |

ATTACHMENT A-2 REZONE INVENTORY TABLE (Remainder)

| APN | ADDRESS | EX_ZONING | PROP_ZONING | SITE_ACRES |
|------------|--|-----------|-------------|------------|
| 235-440-07 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-440-08 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.08 |
| 235-100-74 | 85 MT OSO AVE | MDR | HDR | 0.19 |
| 235-100-75 | 65 MT OSO AVE | MDR | HDR | 0.19 |
| 235-100-76 | 45 MT OSO AVE | MDR | HDR | 0.19 |
| 235-440-06 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-440-04 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-440-05 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-100-41 | 91 MT OSO AVE | MDR | HDR | 0.95 |
| 235-100-25 | 125 MT OSO AVE | MDR | HDR | 0.48 |
| 235-100-23 | 155 MT OSO AVE | MDR | HDR | 0.48 |
| 235-100-21 | 175 MT OSO AVE | MDR | HDR | 0.48 |
| 235-100-62 | 215 MT OSO AVE | MDR | HDR | 0.48 |
| 235-100-61 | 225 MT OSO AVE | MDR | HDR | 0.49 |
| 235-440-03 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.07 |
| 235-440-02 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 0.10 |
| 235-440-01 | MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK | MDR | HDR | 2.08 |
| 235-100-22 | 150 W MT DIABLO AVE | MDR | HDR | 0.49 |
| 235-100-20 | 170 W MT DIABLO AVE | MDR | HDR | 0.49 |
| 235-100-66 | 370 W MT DIABLO AVE | MDR | HDR | 0.73 |
| 235-210-09 | 19 S C ST | MDC | HDR | 0.10 |
| 235-210-10 | 61 W MT DIABLO AVE | MDC | HDR | 0.09 |
| 235-210-11 | 65 W MT DIABLO AVE | MDC | HDR | 0.09 |
| 235-430-04 | 275 W MT DIABLO AVE | MDR | HDR | 0.13 |
| 235-210-08 | 105 S C ST | MDC | HDR | 0.12 |
| 235-210-07 | 85 S C ST | MDC | HDR | 0.12 |
| 235-420-11 | 469 W MT DIABLO AVE | MDR | HDR | 0.18 |
| 235-430-03 | 6 WEST ST | MDR | HDR | 0.12 |
| 235-210-06 | 65 S C ST | MDC | HDR | 0.12 |
| 235-210-05 | 45 S C ST | MDC | HDR | 0.12 |
| 235-430-02 | 58 WEST ST | MDR | HDR | 0.12 |
| 235-210-04 | 25 S C ST | MDC | HDR | 0.12 |
| 235-430-35 | MT DIABLO AVE BETWEEN W SOUTH ST AND C ST | MDR | HDR | 0.16 |
| 235-420-10 | 449 W MT DIABLO AVE | MDR | HDR | 0.52 |
| 235-210-03 | 56 W SOUTH ST | MDC | HDR | 0.09 |
| 235-210-02 | 60 W SOUTH ST | MDC | HDR | 0.08 |
| 235-210-01 | 66 W SOUTH ST | MDC | HDR | 0.08 |
| 235-430-15 | 130 W SOUTH ST | MDR | HDR | 0.66 |
| 235-430-12 | 190 W SOUTH ST | MDR | HDR | 0.19 |
| 235-430-10 | 200 W SOUTH ST | MDR | HDR | 0.25 |
| 235-430-34 | 212 W SOUTH ST | MDR | HDR | 0.14 |
| 235-430-07 | 246 W SOUTH ST | MDR | HDR | 0.18 |
| 235-430-05 | 256 W SOUTH ST | MDR | HDR | 0.15 |
| 235-430-01 | 296 W SOUTH ST | MDR | HDR | 0.16 |
| 235-420-15 | 375 W MT DIABLO AVE | MDR | HDR | 3.12 |
| 235-420-14 | 416 W FOURTH ST | MDR | HDR | 0.27 |
| 238-060-11 | 2721 FABIAN RD | MDR | HDR | 0.66 |
| 238-060-12 | 2741 FABIAN RD | MDR | HDR | 0.59 |
| 238-060-15 | 2831 FABIAN RD | MDR | HDR | 0.66 |
| 238-060-16 | 2851 FABIAN RD | MDR | HDR | 0.44 |
| 238-060-30 | 1151 BERG AVE | MDR | HDR | 0.72 |
| 238-060-17 | 2861 FABIAN RD | MDR | HDR | 0.49 |
| 238-060-10 | 1160 BERG AVE | MDR | HDR | 1.03 |
| 238-060-19 | 1161 BERG AVE | MDR | HDR | 0.86 |
| 238-060-20 | 1181 BERG AVE | MDR | HDR | 0.81 |
| 238-060-08 | 1210 BERG AVE | MDR | HDR | 0.50 |
| 238-060-07 | 1220 BERG AVE | MDR | HDR | 0.47 |
| 238-060-06 | 1230 BERG AVE | MDR | HDR | 0.51 |
| 238-060-22 | 1221 BERG AVE | MDR | HDR | 0.82 |
| 238-060-23 | 1231 BERG AVE | MDR | HDR | 0.81 |
| 238-060-04 | 1260 BERG AVE | MDR | HDR | 0.71 |
| 238-060-03 | 1270 BERG AVE | MDR | HDR | 0.55 |
| 238-060-25 | 1261 BERG AVE | MDR | HDR | 0.45 |
| 238-060-26 | 1271 BERG AVE | MDR | HDR | 0.35 |
| 238-060-27 | 1281 BERG AVE | MDR | HDR | 0.82 |
| 238-060-02 | 1290 BERG AVE | MDR | HDR | 1.33 |
| 238-060-28 | 1301 BERG AVE | MDR | HDR | 0.80 |
| 238-050-12 | 1320 BERG AVE | MDR | HDR | 0.31 |
| 238-050-11 | 2688 W BYRON RD | MDR | HDR | 1.04 |
| 238-050-18 | 2550 W BYRON RD | MDR | HDR | 1.06 |
| 238-050-10 | 2686 W BYRON RD | MDR | HDR | 0.26 |
| 238-050-09 | 2684 W BYRON RD | MDR | HDR | 0.49 |
| 238-050-07 | 2698 W BYRON RD | MDR | HDR | 0.23 |
| 238-050-06 | 2710 W BYRON RD | MDR | HDR | 0.85 |
| 238-050-05 | 2726 W BYRON RD | MDR | HDR | 0.70 |
| 238-050-04 | 2734 W BYRON RD | MDR | HDR | 0.37 |
| 238-070-09 | 3060 W BYRON RD | MDR | HDR | 1.11 |
| 238-070-03 | 3190 W BYRON RD | MDR | HDR | 1.30 |
| 238-070-02 | 3220 W BYRON RD | MDR | HDR | 1.55 |
| 214-430-17 | 250 W CLOVER RD | MDC | HDR | 0.21 |
| 214-430-16 | 232 W CLOVER RD | MDC | HDR | 0.25 |
| 214-430-03 | 324 W CLOVER RD | MDC | HDR | 0.83 |
| 214-430-25 | 172 W CLOVER RD | MDC | HDR | 0.49 |
| 214-430-15 | 236 W CLOVER RD | MDC | HDR | 0.26 |
| 214-430-08 | 280 W CLOVER RD | MDC | HDR | 0.49 |
| 214-430-06 | 282 W CLOVER RD | MDC | HDR | 0.51 |
| 214-430-18 | 202 W CLOVER RD | MDC | HDR | 0.53 |
| 214-430-19 | 208 W CLOVER RD | MDC | HDR | 0.05 |
| 214-430-02 | 332 W CLOVER RD | MDC | HDR | 0.31 |
| 214-430-14 | 242 W CLOVER RD | MDC | HDR | 0.20 |
| 214-430-43 | 246 W CLOVER RD | MDC | HDR | 0.16 |
| 214-430-20 | 212 W CLOVER RD | MDC | HDR | 0.15 |
| 214-430-21 | 216 W CLOVER RD | MDC | HDR | 0.13 |
| 214-430-28 | 108 W CLOVER RD | MDC | HDR | 0.42 |
| 214-430-27 | 134 W CLOVER RD | MDC | HDR | 0.96 |
| 214-430-26 | 150 W CLOVER RD | MDC | HDR | 0.29 |
| 214-430-24 | 136 W CLOVER RD | MDC | HDR | 0.47 |
| 214-430-22 | 222 W CLOVER RD | MDC | HDR | 0.10 |
| 214-430-42 | W CLOVER RD AT W GABRIEL DR | MDC | HDR | 0.44 |
| 214-430-07 | 276 W CLOVER RD | MDC | HDR | 0.38 |
| 214-430-05 | 286 W CLOVER RD | MDC | HDR | 0.42 |
| 238-060-01 | 1311 BERG AVE | MDR | HDR | 0.82 |

ENVIRONMENTAL CHECKLIST

I. AESTHETICS -- WOULD THE PROJECT:

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

BACKGROUND AND IMPACTS FINDING INCLUDED IN THE TRACY GENERAL PLAN EIR:

As described in the Tracy General Plan EIR there would be three significant unavoidable visual quality impacts under the General Plan for the Tracy Planning Area and under cumulative conditions in the region as a whole. Despite General Plan policies to preserve open space and agricultural lands, scenic resources and community character, policies in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the City's Agricultural Mitigation Fee Ordinance, development occurring within the city and its SOI Sphere of Influence would result in a change in visual character from an agricultural appearance to a more urban appearance and a deterioration of views from scenic roadways.

RESPONSES TO CHECKLIST QUESTIONS

a): Less than Significant. The proposed Project does not directly propose or approve any development within the city. Future projects associated with the rezone program and buildout of the General Plan's Land Use Map would include urban type land uses within the city limits that are generally consistent with developed urban land use types and designations included throughout the city and planning area.

A scenic vista is described as a clear, expansive public view of significant regional features possessing visual and aesthetic qualities of value to the community. The City's General Plan EIR lists the City's scenic resources and vistas that are considered to be local assets, noting public views of the expansive agricultural lands within the City's SOI, and views of the Diablo Mountain

Range. Additionally, portions of the city and SOI may be visible from Interstate 580 (between Interstate 205 and Interstate 5), which is an Officially Designated State Scenic Highway.

Implementation of the proposed Project rezones, consistent with the General Plan's Housing Element's rezone program, would ultimately provide for future residential development in an area of the City that is adjacent to and within developed areas and areas already planned for urban uses. Individual future projects would require site specific reviews associated with their development applications and site plans. Development Review is a discretionary type of review of the design of a project, including the site plan, landscape plan, building elevations, grading plan, and utility plan. The purpose of Development Review is to ensure that a project is compatible with the surrounding environment and consistent with the City's goals and policies. New buildings (commercial, industrial, and residential of three units or greater) and substantial modifications to the exterior of existing buildings require Development Review.

None of the rezone sites are designated as a scenic vista, and all are located within the city limits in areas that are currently designated for urban type uses. As described previously, the General Plan EIR identified significant impacts related to development occurring within the city and its SOI Sphere of Influence that would result in a change in visual character from an agricultural appearance to a more urban appearance and a deterioration of views from scenic roadways.

The project including project rezones would not significantly alter the visual environment, and would be consistent with previous findings. Therefore, this impact is considered **less than significant**.

Response b): Less than Significant. As described in the Tracy General Plan EIR, there are two Officially Dedicated California Scenic Highway segments near the Tracy Planning Area. The first designated scenic highway is the portion of I-580 between I-205 and I-5, which offers views of the Coast Range to the west and the Central Valley's urban and agricultural lands to the east. The second scenic highway is the portion of I-5 that starts at I-205 and continues south to Stanislaus County, which allows for views of the surrounding agricultural lands and the Delta-Mendota Canal and California Aqueduct. As described previously, the General Plan EIR identified significant impacts related to development occurring within the city and its SOI Sphere of Influence that would result in a change in visual character from an agricultural appearance to a more urban appearance and a deterioration of views from scenic roadways. There is no development directly proposed or approved by the Project. The Project rezones include site rezones consistent with the Housing Element to meet region housing goals and are included in areas that have been designated for urban site uses. As such, would not significantly alter the visual environment and any future development proposed for the site would be required to be reviewed for project specific impacts. Therefore, there is a **less-than-significant impact**.

Response c): Less than Significant. The proposed Project does not directly propose or approve any development within the city. Additionally, the site rezones are not located in a non-urbanized area, and all sites are within the city limits. The Project would not conflict with any zoning requirements that impact scenic resources or viewsheds. Impacts associated with site rezoning for General Plan Housing Element consistency would be consistent with the General Plan EIR. As

such, no new impacts or impacts above what was previously analyzed would occur. Therefore, this is considered a **less-than-significant impact**.

Response d): Less than Significant. Daytime glare can occur when the sunlight strikes reflective surfaces such as windows, vehicle windshields and shiny reflective building materials. The proposed Project would rezone the Housing Element sites but does not propose and would not approve new residential structures or lighting.

Development Review of the design of a project, including the site plan, landscape plan, building elevations, grading plan, and utility plan would be required for any site specific applications. The purpose of Development Review is to ensure that a project is compatible with the surrounding environment and consistent with the City's goals and policies. New buildings (commercial, industrial, and residential of three units or greater) and substantial modifications to the exterior of existing buildings require Development Review.

Any future development proposed would be subject to City requirements such as City of Tracy street light standards, and requirements for light illumination. Exterior lighting on new projects is also regulated by the Tracy Municipal Code, Article 30. – (Development Review) specifies that the site plan and architectural review package includes an exterior lighting review. The City addresses light and glare issues on a case-by-case basis during project approval and typically adds requirements as a condition of project approval to shield and protect against light spillover from one property to the next. The implementation of City standards and requirements on future projects would reduce any impacts related to light and glare to a less-than-significant level. As such, no new impacts or impacts above what was previously analyzed in the General Plan EIR would occur. As such, impacts are considered **less than significant**.

II. AGRICULTURE AND FOREST RESOURCES -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
| 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? | | | X | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | X | |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)? | | | X | |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | X |
| 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? | | | X | |

BACKGROUND AND PREVIOUS ENVIRONMENTAL FINDINGS INCLUDE IN THE TRACY GENERAL PLAN EIR.

Four significant and unavoidable impacts to agricultural resources were identified in the General Plan EIR. As described in the General Plan EIR, development under the General Plan would result in conversion of Prime and Unique Farmland, and Farmland of Statewide importance to urban uses. Buildout of the General Plan may also result in conversion of land under active Williamson Act contracts to urban uses. The General Plan could also result in the development of incompatible urban uses adjacent to agricultural uses, which could result in the conversion of these lands from farmland. Finally, there would be a cumulative significant unavoidable impact associated with the General Plan, which would contribute to the on-going loss of agricultural lands in the region as a whole. The permanent loss of farmland was considered, in each of these cases, to be a significant and unavoidable impact in the General Plan EIR.

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. As shown below in Table AG-1, Housing Element sites included within the Tracy Housing Element include many sites that are on existing agricultural land including: 64.94 acres of Farmland of Local Importance, 69.91 acres of Prime agricultural lands, and 0.17 acres of Unique farmland.

Table AG-1:

| Type of Farmland | Acres included in Rezone Areas Inventory |
|------------------------------|--|
| Farmland of Local Importance | 64.94 |
| Prime Farmland | 69.91 |
| Unique Farmland | 0.17 |

Source: De Novo Planning Group, 2024; Department of Conservation Farmland Mapping and Monitoring Program (FMMP) 2018 Important Farmland data file, San Joaquin County Assessor Parcel file.

The proposed Project would include site rezones to accommodate regional housing goals on sites that are currently identified for urban land uses in the Tracy General Plan. All site rezones are included within the city limits on parcels that have been identified for urban development by the Tracy General Plan and none are zoned for agricultural uses. As such, the loss of local agricultural lands was taken into account in the General Plan EIR which analyzed citywide buildout of the General Plan Land Use Map. The Project is consistent with the General Plan findings. As such, implementation of the proposed Project would have a **less-than-significant impact** related to this environmental topic.

Response b): Less than Significant. The proposed Project does not include land use changes or other features that would impact parcels under a Williamson Act contract. No rezone or other housing element sites are under a Williamson act contract, and none are designated or zoned for agricultural uses. Therefore, implementation of the proposed Project would not conflict with a Williamson Act Contract, and would not conflict with any agricultural zoning. As such, this is considered a **less-than-significant impact**.

Responses c) and d): No Impact. The project area is not located in an area where there are forest resources. There are no forest resources on or in the immediate vicinity of the Project area. Therefore, there is **no impact**.

Response e): Less than Significant. No forest resources are located within the city of Tracy. As described under Responses (a) and (b) above, the Project rezone sites are not currently designated or zoned for agricultural uses.

The proposed Project would include site rezones to accommodate regional housing goals on sites that are currently identified for urban land uses in the Tracy General Plan, and as such, the loss of local agricultural lands was taken into account in the General Plan EIR.

As described in the Tracy General Plan Draft EIR, Impact AG-2, the General Plan contains several policies to minimize impacts to agricultural resources due to the conversion of additional farmland to urban uses. However, implementation of the General Plan was found to have a significant and unavoidable impact to these resources. The proposed Project is consistent with the developed land use types and development footprint impacts described in the General Plan EIR and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. As such, this impact would be considered **less than significant**.

III. AIR QUALITY -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|----------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | X | | | |
| 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? | X | | | |
| c) Expose sensitive receptors to substantial pollutant concentrations? | X | | | |
| d) Create objectionable odors affecting a substantial number of people? | X | | | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDE IN THE TRACY GENERAL PLAN EIR.

As described in the Tracy General Plan EIR, there would be two significant and unavoidable air quality impacts as a result of implementation of the General Plan. The Draft EIR found that the General Plan would be inconsistent with applicable air quality plans of the San Joaquin Valley Air Pollution Control District (SJVAPCD), since it results in a higher level of vehicle miles traveled than accounted for in the District's clean air planning efforts. The General Plan and Sustainability Action Plan would also contribute cumulatively to on-going air quality issues in the San Joaquin Valley, to an extent that cannot be mitigated by policies and programs to reduce pollutant emissions.

BACKGROUND

Tracy is located within the SJVAPCD. This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the San Joaquin Valley Air Basin (SJVAB) and has jurisdiction over most air quality matters within its borders.

The SJVAPCD has primary responsibility for compliance with both the federal and state standards and for ensuring that air quality conditions are maintained. They do this through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues.

Activities of the SJVAPCD include the preparation of plans for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations concerning sources of air pollution, issuance of permits for stationary sources of air pollution (i.e., Authority to Construct and Permit to Operate), inspection of stationary sources of air pollution and response to citizen complaints, monitoring of ambient air quality and meteorological conditions, and implementation of programs and regulations required by the Federal Clean Air Act and California Clean Air Act.

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): Potentially Significant. Based on the current air quality conditions in the SJVAB, as well as the additional development potential under the rezone program, it has been determined that the potential impacts on air quality caused by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact on air quality. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered **potentially significant** until a detailed analysis is prepared in the EIR. The EIR will include an air quality analysis that presents the methodology, thresholds of significance, a program-level impact analysis, a cumulative impact analysis, and a discussion of feasible mitigation to reduce any potential impacts on air quality.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | | | X | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | X | |
| 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? | | | X | |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | X | |
| 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? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDE IN THE TRACY GENERAL PLAN EIR.

As described in the Tracy General Plan EIR, impacts to biological resources were found to be less than significant. The General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), found that implementation of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for development projects provides adequate mitigation to reduce impacts to biological resources to a level acceptable to meet State and Federal requirements.

RESPONSES TO CHECKLIST QUESTIONS

Response a, b, d): Less than Significant. Special status species occur within the San Joaquin County region and within the city. The Project does not propose and would not approve any development projects that would directly disturb or impact any essential habitat, wildlife corridors, or special status species. Future development projects associated with Housing

Element sites and General Plan buildout would include development on urban uses on currently vacant sites. As described in the existing General Plan Draft EIR development associated with implementation of the General Plan would contribute to the ongoing loss of natural and agricultural lands in the Tracy area, which currently provide habitat for a variety of species. The General Plan includes a variety of policies that support species throughout the planning area. Goal OSC-1 of the General Plan states the general intention to protect rare, endangered and threatened plant and animal species. Objective OSC-1.1, Policy P2 of the General Plan specifically outlines the City's intent to continue its participation, along with SJCOG and other local municipalities, to implement and enforce the SJMSCP. Thereby, the City would continue to facilitate adoption and compliance with the Plan by project applicants, and the collection of appropriate mitigation fees to compensate for any loss of sensitive species habitat from new development.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), implementation of the SJMSCP for development projects provides adequate mitigation to reduce impacts to biological resources to a level acceptable to meet State and federal requirements. Project proponents would also be required to comply with existing local, State and federal regulations, as described in the Existing Setting of the General Plan Draft EIR.

The proposed Project is consistent with urban and developed land uses and development footprints described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. As such, this impact is considered **less than significant**.

Response c): Less than Significant. A wetland is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands are defined by regulatory agencies as having special vegetation, soil, and hydrology characteristics. Hydrology, or water inundation, is a catalyst for the formation of wetlands. Frequent inundation and low oxygen causes chemical changes to the soil properties resulting in what is known as hydric soils. The prevalent vegetation in wetland communities consists of hydrophytic plants, which are adapted to areas that are frequently inundated with water. Hydrophytic plant species have the ability to grow, effectively compete, reproduce, and persist in low oxygen soil conditions.

Below is a list of wetlands that are found in the Tracy planning area:

- **Farmed Wetlands:** This category of wetlands includes areas that are currently in agricultural uses. This type of area occurs in the northern portion of the Tracy Planning Area.
- **Lakes, Ponds and Open Water:** This category of wetlands includes both natural and human-made water bodies such as that associated with working landscapes, municipal water facilities and canals, creeks and rivers.

- **Seasonal Wetlands:** This category of wetlands includes areas that typically fill with water during the wet winter months and then drain enough to become ideal plant habitats throughout the spring and summer. There are numerous seasonal wetlands throughout the Tracy Planning Area.
- **Tidal Salt Ponds and Brackish Marsh:** This category of wetlands includes areas affected by irregular tidal flooding with generally poor drainage and standing water. There are minimal occurrences along some of the larger river channels in the northern portion of the Tracy Planning Area.

The Project's program level rezones do not propose and would not approve any development that would directly disturb sites. As future developments are proposed they would be developed under a land use category (consistent with the General Plan), and would be required to be analyzed for site specific impacts consistent with their project descriptions and site plans. No development is proposed or would be approved at this time. The proposed Project is consistent with urban and developed type land uses, and the overall development footprints described in the General Plan and as such, would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. As such, this impact is considered **less than significant**.

Responses e), f): Less than Significant. The City of Tracy is located within the jurisdiction of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and is located within the Central/Southwest Transition Zone of the SJMSCP. The San Joaquin Council of Governments (SJCOG) prepared the SJMSCP pursuant to a Memorandum of Understanding adopted by SJCOG, San Joaquin County, the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFG), Caltrans, and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy in October 1994. On February 27, 2001, the SJMSCP was unanimously adopted in its entirety by SJCOG. The City of Tracy adopted the SJMSCP on November 6, 2001.

According to Chapter 1 of the SJMSCP, its key purpose is to "provide a strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); providing and maintaining multiple use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and, accommodating a growing population while minimizing costs to project proponents and society at large."

In addition to providing compensation for conversion of open space to non-open space uses, which affect plant and animal species covered by the SJMSCP, the SJMSCP also provides some compensation to offset impacts of open space conversions on non-wildlife related resources such as recreation, agriculture, scenic values and other beneficial open space uses. Specifically, the SJMSCP compensates for conversions of open space to urban development and the expansion of

existing urban boundaries, among other activities, for public and private activities throughout the County and within Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy.

The proposed Project does not directly propose and would not approve any development that would directly disturb the rezone sites, and would not conflict with habitat plans such as the SJMSCP. Additionally, all sites included within the rezone program are located within the existing city limits and on parcels that are currently designated for urban type and developed site uses. As such, impacts relating to the development footprint of parcels within the city limits were fully addressed in the General Plan EIR.

As future developments are proposed they would be required to consistent with the General Plan and zoning code, requirements, and would be required to be analyzed for site specific impacts consistent with their intended use, project descriptions and site plans. Future projects would be required to be reviewed for consistency with the requirements identified in the SJMSCP. Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The proposed Project is consistent with the types of development and development footprints assumed within the city limits of Tracy, and urban and developed land uses described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. As such, this impact is considered **less than significant**.

V. CULTURAL RESOURCES -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|----------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? | | | X | |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), impacts to cultural resources were found to be less than significant with mitigation. The General Plan EIR included the following measures that reduce these impacts to a less-than-significant level:

- Mitigation Measure CUL-1a: The City shall include a policy under Objective CC-3.1 (Policy P4) to require, as part of the development review process, a standard condition of approval that if any resources are found during construction, all operations within the project area shall halt until an assessment can be made by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources.
- Mitigation Measure CUL-1b: The City shall include a policy under Objective CC-3.1 (Policy P5) to require that any archaeological or paleontological resources on private property be either preserved on their sites or adequately documented and conserved as a condition of removal. The policy shall further require that if any resources are found unexpectedly during development, then construction must cease immediately until accurate study and conservation measures are implemented.
- Mitigation Measure CUL-1c: The City shall include a policy under Objective CC-3.1 (Policy P6) requiring that if Native American artifacts are discovered on a site, the City shall consult representatives of the Native American community to ensure the respectful treatment of Native American sacred places.

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), c): Less than Significant. Although much of the new development permitted under the General Plan would occur on land without existing structures, the City's commitment to infill development could result in the redevelopment of areas containing historic resources. Alteration, disturbance or demolition of historic buildings and landmarks might result in a potentially significant impact on historical resources in Tracy. To protect these resources, the City currently relies on the Tracy Municipal Code, which specifies that renovations and construction must not impede the continued listing of structures currently listed on the National

Register of Historic Structures. The General Plan contains additional policies to provide more comprehensive protection for historic resources in the area. Overall, the City of Tracy is committed to preserving and enhancing the historic resources in the Tracy area as possible (General Plan Goal CC-3). This goal contains a series of policies directed at preserving and protecting Tracy's historic resources, especially identified historic buildings and landmarks (Objective CC 3.1, Policies P1 through P3). Objective CC-3.1, Policy P1 encourages the preservation and enhancement and conservation of historic and older neighborhoods, such as Lincoln Park. Incompatible development adjacent or in close proximity can also detract from historic resources. Objective CC-3.1, Policy P2 states that identified cultural and historical landmarks and buildings shall be preserved. Objective CC-3.1, Policy P3 states that new development, redevelopment, alterations and remodeling projects should be sensitive to the surrounding historical context. Finally, to ensure that as-of-yet identified historic resources are preserved, Objective CC-3.1, Action 1 directs the City to update, expand and maintain inventories of the City's historic resources, using criteria and methods that are consistent with State and federal guidelines. This is especially important in Tracy's historic downtown, where its numerous historical buildings enhance Tracy's identity. The combination of these policies and guiding mechanisms, in part by implementation of the General Plan, would reduce potential impacts to historical resources to a less-than-significant level.

The Tracy Planning Area likely contains undiscovered archaeological and paleontological sites, including human remains, especially in undeveloped areas. Development that includes ground disturbance actions could result in a potentially significant impact to paleontological and archaeological resources. The General Plan currently references these under the general category of cultural resources and states the objective to identify and preserve cultural and historic resources (Objective CC-3.1). General Plan Objective CC 3.1 Policy P4 includes as part of the development review process, a standard condition of approval that if any resources are found during construction, all operations within the project area shall halt until an assessment can be made by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources.

As with most projects in California that involve ground-disturbing activities, there is the potential for discovery of a previously unknown cultural and historical resource or human remains. As future developments are proposed they would be developed under a residential use category (consistent with the General Plans development footprint), and would be required to be analyzed for site specific impacts consistent with their project descriptions and site plans. Future projects would be required to be reviewed for site specific impacts and would be required to comply with the mitigation requirements listed above.

No development is proposed or would be approved at this time. The proposed Project is consistent with the development footprint and urban type land uses described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. As such, this impact is considered **less than significant**.

VI. ENERGY -- WOULD THE PROJECT:

| <i>Would the project:</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | X | |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), energy-related impacts were found to be less than significant.

*RESPONSES TO CHECKLIST QUESTIONS***Responses a), b): Less than Significant.**

Appendix F of the CEQA Guidelines requires consideration of the potentially significant energy implications of a project. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usage (Public Resources Code Section 21100, subdivision [b][3]). According to Appendix F of the CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed Project would be considered “wasteful, inefficient, and unnecessary” if it were to violate state and federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

As most recently amended by SB 100 (2018), California's Renewables Portfolio Standard requires retail sellers of electric services and local publicly-owned electric utilities to increase procurement from eligible renewable energy resources to 50 percent of total retail sales by 2026, and 60 percent of total retail sales by 2030. SB 100 also established a State policy goal to achieve 100 percent renewables by 2045.

The Tracy General Plans' Open Space and Conservation Element contains the goal to promote the efficient use of energy resources in the City (Goal OSC-5). This goal contains a series of policies and actions to ensure that development is designed for maximum energy efficiency and to reduce the use of energy through the City's direct actions. Under the General Plan, new development should include solar orientation, the use of materials and mechanical systems that reduce energy consumption and the use of alternative energy sources. The Circulation Element contains policies to promote the use of alternative transportation including walking, biking and transit use in order to reduce driving and thus energy use. Additionally, the Land Use and Community Character

Elements calls for an urban form that encourages walking and biking. These policies would encourage people to walk, bike and take transit. Given these policies and actions, the General Plan would not result in the wasteful, inefficient and unnecessary consumption of energy.

The proposed Project does not include or propose any construction that would directly lead to energy consumption at the program level, however the increased development capacity under the rezone program could increase residential development capacities for HDR uses. However, the proposed Project would be required to be consistent with all General Plan policies related to energy as briefly described above, and would be consistent with impacts previously identified by the General Plan EIR. As such, this impact is considered **less than significant**.

VII. GEOLOGY AND SOILS -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | X | |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | X | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | X | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), there are no significant impacts to geology, soils and seismic hazards.

RESPONSES TO CHECKLIST QUESTIONS

Responses a.i), a.ii): Less than Significant. The City of Tracy is located in an area of moderate to high seismicity. However, the city is not located within an Alquist-Priolo Earthquake Fault Zone

or other special study area. However, relatively large earthquakes have historically occurred in the Bay Area and along the margins of the Central Valley. Many earthquakes of low magnitude occur every year in California. The two nearest earthquake faults zoned as active by the State of California Geological Survey are the Great Valley Fault, located approximately 5 miles to the west of the site, and the Greenville fault, located approximately 13 miles southwest of the city. The Great Valley fault is a blind thrust fault with no known surface expression; the postulated fault location has been based on historical regional seismic activity and isolated subsurface information.

Portions of the Great Valley fault are considered seismically active thrust faults; however, since the Great Valley fault segments are not known to extend to the ground surface, the State of California has not defined Earthquake Fault Hazard Zones around the postulated traces. The Great Valley fault is considered capable of causing significant ground shaking at the site, but the recurrence interval is believed longer than for more distant, strike-slip faults. Further seismic activity can be expected to continue along the western margin of the Central Valley, and as with all projects in the area, the project will be designed to accommodate strong earthquake ground shaking, in compliance with the applicable California building code standards.

Other active faults capable of producing significant ground shaking at the site include the Midway fault located approximately 6 miles west of the city and the San Joaquin fault located 5 miles south of the city. Any one of these faults could generate an earthquake capable of causing strong ground shaking. Earthquakes of Moment Magnitude (Mw) 7 and larger have historically occurred in the region and numerous small magnitude earthquakes occur every year.

Since there are no known active faults crossing the project area and the site is not located within an Earthquake Fault Special Study Zone, the potential for ground rupture at the site is considered low.

An earthquake of moderate to high magnitude generated within the San Francisco Bay Region and along the margins of the central valley could cause considerable ground shaking, similar to that which has occurred in the past. In order to minimize potential damage, all construction within the city would be required to comply with the latest California Building Code standards, as required by the City of Tracy Municipal Code 9.04.030.

Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Therefore, structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse but with some structural as well as nonstructural damage.

Building new structures for human use would increase the number of people exposed to local and regional seismic hazards. Seismic hazards are a significant risk for most property in California.

The Safety Element of the Tracy General Plan includes several goals, objectives and policies to reduce the risks to the community from earthquakes and other geologic hazards. In particular, the following policies would apply to the Project:

SA-1.1, Policy P1: Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces.

SA-1.1, Policy P2: Geotechnical reports shall be required for development in areas where potentially serious geologic risks exist. These reports should address the degree of hazard, design parameters for the project based on the hazard, and appropriate mitigation measures.

SA-1.2, Policy P1: All construction in Tracy shall conform to the California Building Code and the Tracy Municipal Code including provisions addressing unreinforced masonry buildings.

The City reviews all development projects for consistency with the General Plan policies and California Building Code provisions identified above. This review occurs throughout the project application review and processing stage, and throughout plan check and building inspection phases prior to the issuance of a certificate of occupancy.

The proposed Project is consistent with the urban and developed type land uses described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. Any future developed uses would be subject to consistency with the requirements of the California Building Code and the Tracy General Plan policies identified above would ensure that impacts on humans associated with seismic hazards would be **less than significant**.

Responses a.iii): Less than Significant. Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. The majority of liquefaction hazards are associated with sandy soils, some silty soils of low plasticity, and some gravelly soils. Cohesive soils are generally not considered to be susceptible to liquefaction. In general, liquefaction hazards are most severe within the upper 50 feet of the surface, except where slope faces or deep foundations are present. Soils that underlay the planning area consist of predominantly clay soil particle sizes. Clay-type soils are generally not subject to liquefaction.

As identified in the Tracy General Plan EIR, the majority of the Tracy Planning Area is at low risk for liquefaction, with the exception for the river banks within the Planning Area. Objective SA-1.1 states that geologic hazards should be minimized. The Safety Element contains a policy requiring that geotechnical engineering studies be undertaken for any development in areas where potentially serious geologic risks exist (Objective SA- 1.1, Policy P1), which would include liquefaction. The General Plan EIR concluded that the implementation of this policy would reduce the potential risk of liquefaction to a less-than-significant level.

During the development review process and prior to development, the City of Tracy requires a geotechnical investigation to identify onsite soil conditions and identify any site-specific engineering measures to be implemented during the construction of building foundations and subsurface utilities. The proposed Project is consistent with the land uses types and development areas described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. As such, this impact is **less than significant**.

Responses a.iv): Less than Significant. The proposed Project is consistent with urban type land uses described in the General Plan and would be consistent with impacts previously identified. no development t is proposed or would be approved on steep slopes or in areas subject to landslides. No new impacts or impacts above and beyond what was previously analyzed would occur. This is a **less-than-significant impact**.

Response b): Less than Significant. Risks associated with erosive surface soils can be reduced by using appropriate controls during construction and properly re-vegetating exposed areas. As described in the Air Quality section, development projects require the implementation of various dust control measures during site preparation and construction activities that would reduce the potential for soil erosion and the loss of topsoil. Additionally, projects that create ground disturbance would require the implementation of various best management practices (BMPs) and a SWPPP that would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction activities. The proposed Project included the rezone program would not approve, and does not proposed any specific development project that would directly disturb soils. Future projects would be required to comply with standards and practices mentioned above and would be reviewed for site/project specific impacts through the development review process. The proposed Project is consistent with urban and developed type land uses described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. This is a **less-than-significant impact**.

Responses c), d): Less than Significant. The potential for the project to be exposed to unstable soil conditions resulting from on-or off-site landslide, and liquefaction are discussed above under Responses a.iii, and a.iv., and were found to be less-than-significant impacts. The proposed Project is consistent with urban type land uses described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. This is a **less-than-significant impact**.

Lateral Spreading: The geologic conditions conducive to lateral spreading include gentle surface slope (0.3-5% slope), and liquefiable soils. As identified in the Tracy General Plan EIR, the majority of the Tracy Planning Area is at low risk for liquefaction, with the exception for the river banks within the Planning Area. Soils that underlay the planning area consist of predominantly clay soil particle sizes, which are generally not subject to liquefaction.

The potential for ground surface damage at the site resulting in lateral spreading is low due to lack of saturated liquefiable soils. The proposed Project is consistent with urban type land uses

described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. This is a **less-than-significant impact**.

Expansive Soils: Expansive Soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion, and settling can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansion is a typical characteristic of clay-type soils. Expansive soils shrink and swell in volume during changes in moisture content, such as a result of seasonal rain events, and can cause damage to foundations, concrete slabs, roadway improvements, and pavement sections.

Soil expansion is dependent on many factors. The more clayey, critically expansive surface soil and fill materials will be subjected to volume changes during seasonal fluctuations in moisture content. As indicated in the Tracy General Plan EIR, Tracy does have a moderate to high risk for expansive soils, depending on the location and soil type. The Safety Element contains objectives to minimize geologic hazards, and a policy to require geotechnical reports for all development proposed in areas with risk of geological hazard (Objective SA-1.1, Policy P2). Additionally, the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 requires specific geotechnical evaluation when a preliminary geotechnical evaluation determines that expansive or other special soil conditions are present, which, if not corrected, would lead to structural defects. The proposed Project is consistent with urban type land uses described in the General Plan and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. As such, this is a **less-than-significant impact**.

Response e): No Impact. The project includes minor policy amendments and the rezone the sites for residential type site uses to meet the City's RHNA. All rezone sites are located within the city limits in areas served by utility services. The Project does not propose, and does not require an alternative wastewater system such as septic tanks. Implementation of the proposed Project would have **no impact** relative to this environmental issue.

Response f): Less than Significant. There are several rock formations in the Tracy area that could be indicators of potential paleontological resources. These include the Neroly Formation, Moreno Shale deposits, and Panoche Formations. However, these rock formations do not constitute a unique geologic feature.

According to the University of California Museum of Paleontology (UCMP) Collections, many fossils have been found and recorded within San Joaquin County. Over half of them are dated to the tertiary period, with quaternary being the second most frequent period. These are the first and second periods of the Cenozoic Era respectively, during which modern flora, apes, large mammals, and eventually humans developed. The majority of fossils found within the Tracy area have been vertebrate in nature. The Tracy General Plan includes policies specifically related to the protection of paleontological resources under Objective CC 3.1. Superficially Policies 4 and 5 state that as part of the development review process, there shall be a standard condition of approval that if any resources are found during construction, all operations within the project

area shall halt until an assessment can be made by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources. Additionally, any archaeological or paleontological resources on private property shall be either preserved on their sites or adequately documented and conserved as a condition of removal. If any resources are found unexpectedly during development, then construction must cease immediately until accurate study and conservation measures are implemented.

The Project includes minor policy amendments and the rezone the sites for residential type site uses to accommodate the City's RHNA, and does not propose and site uses that would directly include ground disturbing activities or would impact paleontological resource or unique geologic features. Future individual projects would be required to include site specific reviews, and would be consistent with General Plan Objective CC 3.1 as described above. Additionally, all rezone sites are included within areas of the city that have been identified for urban uses. No other land use changes are proposed and, thus the Project would be consistent with previous findings as they relate to development footprint impacts included within the Tracy General Plan EIR. As such, this is a less-than-significant impact.

VIII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | X | | | |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses? | X | | | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), the General Plan is also expected to lead to one significant and unavoidable greenhouse gas (GHG) emission impact. The General Plan would result in substantial GHG emission increases, conflicting with State efforts to reduce GHG emissions and meet AB 32 targets by 2020. Although the General Plan and Sustainability Action Plan incorporate policies and measures to reduce GHG emissions, reductions would not be sufficient to avoid a significant impact. On February 1, 2011 the Tracy City Council adopted a Statement of Overriding Considerations (Resolution 2011-028) for the significant generation of GHG emissions resulting from adoption of the General Plan.

BACKGROUND DISCUSSION

Various gases in the Earth's atmosphere, classified as atmospheric GHGs, play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring GHGs include water vapor (H₂O), carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and ozone (O₃). Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also GHGs, but they are, for the most part, solely a product of industrial activities. Although the direct GHGs CO₂, CH₄, and N₂O occur naturally in the atmosphere, human activities have changed their atmospheric concentrations. From the pre-industrial era (i.e., ending about 1750) to 2019, concentrations of these three GHGs have increased globally by 47, 156, and 23 percent, respectively (IPCC, 2023).

GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), ozone (O₃), water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs).

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and

agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by the industrial and electricity generation sectors (California Energy Commission, 2023).

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California produced 369 million gross metric tons of carbon dioxide equivalents (MMTCO₂e) in 2022 (California Air Resources Board, 2023).

Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2022, accounting for 38% of total GHG emissions in the State. This category was followed by the industrial sector (23%), the electricity generation sector (including both in-state and out of-state sources) (16%), the agriculture and forestry sector (9%), the residential energy consumption sector (8%), and the commercial energy consumption sector (6%) (California Air Resources Board, 2023).

EFFECTS OF GLOBAL CLIMATE CHANGE

The effects of increasing global temperature are far-reaching and extremely difficult to quantify. The scientific community continues to study the effects of global climate change. In general, increases in the ambient global temperature as a result of increased GHGs are anticipated to result in rising sea levels, which could threaten coastal areas through accelerated coastal erosion, threats to levees and inland water systems and disruption to coastal wetlands and habitat.

If the temperature of the ocean warms, it is anticipated that the winter snow season would be shortened. Snowpack in the Sierra Nevada provides both water supply (runoff) and storage (within the snowpack before melting), which is a major source of supply for the State. The snowpack portion of the supply could potentially decline by 50% to 75% by the end of the 21st century (National Resources Defense Council, 2014). This phenomenon could lead to significant challenges securing an adequate water supply for a growing state population. Further, the increased ocean temperature could result in increased moisture flux into the State; however, since this would likely increasingly come in the form of rain rather than snow in the high elevations, increased precipitation could lead to increased potential and severity of flood events, placing more pressure on California's levee/flood control system.

Sea level has risen approximately seven inches during the last century and it is predicted to rise an additional 22 to 35 inches by 2100, depending on the future GHG emissions levels (California Environmental Protection Agency, 2010). If this occurs, resultant effects could include increased coastal flooding, saltwater intrusion and disruption of wetlands. As the existing climate throughout California changes over time, mass migration of species, or failure of species to migrate in time to adapt to the perturbations in climate, could also result. According to the Indicators of Climate Change in California report (OEHHA, 2022), the impacts of global warming in California are anticipated to include, but are not limited to, the following:

Public Health

Higher temperatures are expected to increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to ozone formation are projected to increase from 25% to 35% under the lower warming range and to 75% to 85% under the medium warming range. In addition, if global background ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter that can travel long distances depending on wind conditions. The Climate Scenarios report indicates that large wildfires could become up to 55% more frequent if GHG emissions are not significantly reduced.

In addition, under the higher warming scenario, there could be up to 100 more days per year with temperatures above 90°F in Los Angeles and 95°F in Sacramento by 2100. This is a large increase over historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures will increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

Water Resources

A vast network of man-made reservoirs and aqueducts capture and transport water throughout the State from northern California rivers and the Colorado River. The current distribution system relies on Sierra Nevada snow pack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snow pack, increasing the risk of summer water shortages.

The State's water supplies are also at risk from rising sea levels. An influx of saltwater would degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to the quality and reliability of water within the southern edge of the Sacramento/San Joaquin River Delta, a major State fresh water supply. Global warming is also projected to seriously affect agricultural areas, with California farmers projected to lose as much as 25% of the water supply they need; decrease the potential for hydropower production within the State (although the effects on hydropower are uncertain); and seriously harm winter tourism. Under the lower warming range, the snow dependent winter recreational season at lower elevations could be reduced by as much as one month. If temperatures reach the higher warming range and precipitation declines, there might be many years with insufficient snow for skiing, snowboarding, and other snow dependent recreational activities.

If GHG emissions continue unabated, more precipitation will fall as rain instead of snow, and the snow that does fall will melt earlier, reducing the Sierra Nevada spring snow pack by as much as 70% to 90%. Under the lower warming scenario, snow pack losses are expected to be only half as large as those expected if temperatures were to rise to the higher warming range. How much snow pack will be lost depends in part on future precipitation patterns, the projections for which remain uncertain. However, even under the wetter climate projections, the loss of snow pack would pose challenges to water managers, hamper hydropower generation, and nearly eliminate all skiing and other snow-related recreational activities.

Agriculture

Increased GHG emissions are expected to cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. Although higher carbon dioxide levels can stimulate plant production and increase plant water-use efficiency, California's farmers will face greater water demand for crops and a less reliable water supply as temperatures rise.

Plant growth tends to be slow at low temperatures, increasing with rising temperatures up to a threshold. However, faster growth can result in less-than-optimal development for many crops, so rising temperatures are likely to worsen the quantity and quality of yield for a number of California's agricultural products. Products likely to be most affected include wine grapes, fruits and nuts, and milk.

Crop growth and development will be affected, as will the intensity and frequency of pest and disease outbreaks. Rising temperatures will likely aggravate ozone pollution, which makes plants more susceptible to disease and pests and interferes with plant growth.

In addition, continued global warming will likely shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Range expansion is expected in many species while range contractions are less likely in rapidly evolving species with significant populations already established. Should range contractions occur, it is likely that new or different weed species will fill the emerging gaps. Continued global warming is also likely to alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates.

Forests and Landscapes

Global warming is expected to alter the distribution and character of natural vegetation thereby resulting in a possible increased risk of large wildfires. If temperatures rise into the medium warming range, the risk of large wildfires in California could increase by as much as 55%, which is almost twice the increase expected if temperatures stay in the lower warming range. However, since wildfire risk is determined by a combination of factors, including precipitation, winds, temperature, and landscape and vegetation conditions, future risks will not be uniform throughout the State. For example, if precipitation increases as temperatures rise, wildfires in southern California are expected to increase by approximately 30% toward the end of the century. In contrast, precipitation decreases could increase wildfires in northern California by up to 90%.

Moreover, continued global warming will alter natural ecosystems and biological diversity within the State. For example, alpine and sub-alpine ecosystems are expected to decline by as much as 60% to 80% by the end of the century as a result of increasing temperatures. The productivity of the State's forests is also expected to decrease as a result of global warming.

Rising Sea Levels

Rising sea levels, more intense coastal storms, and warmer water temperatures will increasingly threaten the State's coastal regions. Under the higher warming scenario, sea level is anticipated

to rise 22 to 35 inches by 2100. Elevations of this magnitude would inundate coastal areas with saltwater, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats.

RESPONSES TO CHECKLIST QUESTIONS

Response a), b): Potentially Significant. Implementation of the proposed Project could generate greenhouse gases (GHGs) from a variety of sources, including but not limited to vehicle trips, electricity consumption, water use, and solid waste generation. It has been determined that the potential impacts from GHG emissions by the proposed Project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact from GHG emissions. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will include a GHG emissions analysis pursuant to the requirements of the California Governor's Executive Order S-3-05 and The Global Warming Solutions Act of 2006 (AB 32), Senate Bill 375 (SB 375), and Senate Bill 32 (SB 32). These analyses will consider a regional approach toward determining whether GHG emissions are significant, and will present policies and actions included within the updated General Plan to minimize impacts. The discussion and analysis will include an assessment of the VMT growth compared with population statistics in addition to analyzing the General Plan's goals, policies, and actions for consistency with Statewide GHG goals including but not limited to AB 32, SB-32 and relevant Executive Orders.

IX. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | X | |
| 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? | | | X | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | X | |
| 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? | | | X | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | X | |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | X | |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), there are no significant impacts to hazardous materials and other hazards.

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Less than Significant. The proposed Project includes the rezoning to sites for HDR uses to meeting the City's RHNA and, minor text amendments to the General Plan and zoning code. No development is proposed or would be approved at this time however, due to the rezone program additional capacity for residential development would be assumed on rezone sites.

As described Under General Plan Objective SA-4.1 Policy P3. which promotes the safe transport of hazardous materials through Tracy and shall be promoted by implementing the following measures:

- Maintain formally-designated hazardous material carrier routes to direct hazardous materials away from populated and other sensitive areas.
- Prohibit the parking of vehicles transporting hazardous materials on City streets.
- Require that new pipelines and other channels carrying hazardous materials avoid residential areas and other immobile populations to the extent possible.

Residential land uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as household cleaners, paint, etc. Future residential site uses would not pose a significant hazard to the public or the environment. No specific development is proposed, or would be approved by the proposed Project rezone. The rezone is consistent with the developed types assumed within the Tracy city limits and any future development proposes would require site specific reviews based on the project description and site plan.

As development projects are proposed and approved in the future, transportation, storage, use, and disposal of hazardous materials during construction activities associated with future development applications would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. In addition, as described previously future development projects would be required to implement a Stormwater Pollution Prevention Plan and BMPs during construction activities, which would prevent any contaminated dust or runoff from leaving project sites. The proposed Project is consistent with urban and developed type land uses described in the General Plan and assumed within the city limits, and would be consistent with impacts previously identified. No new impacts or impacts above and beyond what was previously analyzed would occur. This is a **less-than-significant impact**.

Response c): Less than Significant. As described under Response a), above, the Project would not be anticipated to involve the use, storage, transport or handling of hazardous materials. Future development applications consistent with the proposed rezone program would not be anticipated to involve the use, storage, transport or handling of hazardous material beyond those commonly found in typical residential areas. The residential uses proposed would not expose school children to substantial pollutant concentrations, hazardous materials, or other significant hazards. Construction related activities associated with future development applications may utilize limited quantities of common hazardous materials on the site, and the use, storage, and transport of these materials are required to comply with applicable federal, state, and local statutes and regulations, which would reduce the potential for accidental spills or releases that could expose schools to hazardous materials. General Plan Objective SA-4.1 is to minimize exposure to harmful hazardous materials and waste by Tracy residents. Objective SA-4.1, Policy P1 ensures adequate separation shall be provided between areas where hazardous materials are present and sensitive uses such as schools, residences and public facilities.

The proposed Project is consistent with the urban development types and uses assumed within the city limits and described in the General Plan and would be consistent with impacts previously

identified. No new impacts or impacts above and beyond what was previously analyzed would occur. This is a **less-than-significant impact**.

Response d): Less than Significant. As stated in the City’s General Plan and General Plan EIR, developers are required to conduct the necessary level of environmental investigation prior to project approval to ensure that development sites would not affect the environment or the health or safety of future property owners (Objective SA-4.1, Policy P2). The General Plan EIR concluded that this policy would reduce the potential impact to a less-than-significant level. Specifically Policy P2. states that “When reviewing applications for new development and redevelopment in areas historically used for commercial or industrial uses, developers shall conduct the necessary level of environmental investigation to ensure that soils, groundwater and buildings affected by hazardous material releases from prior land uses and lead or asbestos potentially present in building materials, will not have a negative impact on the natural environment or health and safety of future property owners or users.

The testing of soil prior and records reviews prior to the start of construction in order to identify whether soil in the area has been impacted by historic operations is required prior to any future development application, construction or earthmoving activities, as required by the Tracy General Plan. The Project would be required to be consistent with the Tracy General Plan and soil testing requirements and would be consistent with previous finding as all sites are located within the city on parcels that have been identified for urban site uses. Therefore, implementation of the proposed Project would result in a **less-than-significant impact** relative to this environmental topic.

Responses e): Less than Significant. The Federal Aviation Administration (FAA) establishes distances of ground clearance for take-off and landing safety based on such items as the type of aircraft using the airport. The Tracy Municipal Airport is a general aviation airport owned by the City and managed by the Public Works Department. Guidelines for Airport Land Use were developed by SJCOG Airport Land Use Commission in 2013. Furthermore, the City of Tracy adopted an Airport Master Plan in 1998, analyzing the impacts to safety on surrounding development from the Tracy Municipal Airport.

As stated in Section 1.3.1 of the ALUCP; Actions Which Require ALUC Review: As required by state law, the follow in types of actions shall be referred to the ALUC prior to their approval by the local jurisdiction:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the property within an airport influence area (PUC Section 21676(b))
- (b) The adoption or approval of a zoning ordinance or building regulation which (1) affects property within an airport influence area, and (2) involves the types of airport impact concerns listed in Section 1.4 (PUC Section 21676(b))

The Tract General Plan includes Objective SA-5.1 to ensure that land uses within the vicinity of the Tracy Municipal Airport are compatible with airport restrictions and operations.

Specifically, Objective SA-5.1, Policy P1. Ensures that new development shall be consistent with setbacks, height and land use restrictions as determined by the Federal Aviation Administration and the San Joaquin County Airport Land Use Commission, as well as the policies of the City's Airport Master Plan.

As such, project review by the ALUC would be required for future development project and would be required to be compatible with airport restrictions and operation requirements. Future development projects located within any identified safety zones would require review for site specific impacts related to their relative site plans and development applications. As such this is considered a **less-than-significant impact**.

Response f): Less than Significant. The General Plan includes policies that require the City to maintain emergency access routes that are free of traffic impediments (Objective SA-6.1, Policy P1 and Action A2). The proposed Project does not propose or approve any development projects and does not include any actions that would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. All future development projects would be reviewed for site specific impacts. This review would include a review for consistency with Objective SA-6.1, Policy P1 and Action A2.

The Project involves minor updates to the General Plan and Zoning Code text, as well as the rezoning of sites identified by the Housing Element's rezoning program to meet the City's RHNA. No specific development is proposed or would be approved. Any future application for the development of residential uses within the city limits would be in areas currently designated by the General Plan and Zoning Map for additional urban and developed site uses, and would not interfere with any emergency response or evacuation plans. Implementation of the proposed Project would result in a **less-than-significant impact** relative to this environmental topic.

Response g): Less than Significant. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point, while fuels such as trees have a lower surface area to mass ratio and require more heat to reach the ignition point.

Since the project rezone areas and lands within the city limits are not located within a designated wildfire hazard area, this impact is considered **less than significant**.

X. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

| <i>Would the project:</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | | | X | |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | X | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| (i) result in substantial erosion or siltation on- or off-site; | | | X | |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | | | X | |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to provide substantial additional sources of polluted runoff; or | | | X | |
| (iv) impede or redirect flood flows? | | | X | |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | | | X | |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), there are no significant impacts to hydrology and flooding. However, the EIR does describe that development under the General Plan has the potential to cause significant impacts by increasing stormwater runoff associated with construction activities and increasing impermeable surfaces, thereby placing greater demands on the stormwater handling system.

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. The proposed Project including the rezone program does not include any development proposals that would directly require wastewater services or

treatment. However, future development applications and projects throughout the city would require wastewater services to be conveyed to the Tracy Wastewater Treatment Plant (WWTP) for treatment and disposal. The City's wastewater collection system consists of gravity sewer lines, pump stations and the WWTP. Wastewater flows toward the northern part of the City where it is treated at the WWTP and then discharged into the Old River in the southern Sacramento-San Joaquin Delta. The Project's potential to violate a water quality standard or waste discharge requirement is related to the treatment of wastewater generated, and the quality of stormwater runoff generated.

In 2008, the City expanded its wastewater treatment capacity to 10.8mgd. The City's WWTP currently treats approximately 9.0mgd of wastewater. The City's WWTP provides secondary-level treatment of wastewater followed by disinfection. Treated effluent from the WWTP is conveyed to a submerged diffuser for discharge into the Old River. The WWTP has an NPDES permit for discharge into the Old River from the State Regional Water Quality Control Board. Prior to any development, a site-specific development application would be required. At that point, based on the details of a specific project, traffic and other utility analyses would be performed to identify appropriate measures and conditions of approval.

As described in the Tracy General Plan EIR, development under the General Plan has the potential to cause significant impacts by increasing stormwater runoff associated with construction activities and increasing impermeable surfaces, thereby placing greater demands on the stormwater handling system. Runoff from developed surfaces, building roofs, parking lots and roads also contain impurities and have the potential to increase flooding. The General Plan would address these potential impacts in several ways. Objective PF-8.2, Policy P1 directs new development projects to incorporate methods of reducing stormwater runoff to reduce requirements for downstream storm drainage infrastructure and improve stormwater quality. The General Plan also contains an action that also modifies the zoning ordinance to limit the amount of impervious surfaces in private yards (Objective PF-8.2, Action A1). These measures would mitigate potential impacts from increases in impermeable surfaces within the city. Additionally, the General Plan sets forth the City's policies and actions aimed at developing the stormwater collection system to satisfy future conditions and meet the needs of development. Objective PF-8.1, A1 and A2, directs the City to prepare a comprehensive update of the Storm Drainage Master Plan and update this plan on a periodic basis of at least every five years, in order to accurately evaluate flows and comprehensive improvement requirements based on the growth projections in the General Plan. The General Plan also calls for stormwater infrastructure to be maintained in good condition and for infrastructure to attain capacity that conforms with the Stormwater Management Plan, Storm Drainage Master Plan and the Parkways Design Manual (Objective PF-8.1, Policy P1 and Objective PF-8.2, Policy P2). Objective PF-8.2, Policy P3 calls for approval of development conditional upon existing or planned stormwater infrastructure that is in compliance with environmental regulations. Further, the General Plan contains a policy that requires temporary on-site retention facilities that are in conformance with City standards for new development if sufficient downstream stormwater infrastructure has not yet been constructed (Objective PF-8.2, Policy P4). Additional policies in the Land Use Element would coordinate the approval of development projects with the provision of infrastructure and public

services (Objective LU-1.4, Policy P5), call for a concentrated pattern of residential development (Objective LU-1.4, Policies P1 and P2), and encourage infill development (Objective LU-1.6, Policy P4). These policies would provide the City with a framework to ensure that new stormwater handling infrastructure can be provided to meet the needs of continuing development under the General Plan.

In order to ensure that stormwater runoff from project sites does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure, the City requires the application of best management practices (BMPs) to effectively reduce pollutants from stormwater leaving the site during both the construction and operational phases. Additionally, projects are required to prepare a Stormwater Pollution Prevention Plan (SWPPP).

Future projects proposed under residential land use category would require the payment of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development prior to project approval. The payment of applicable development impact fees by the proposed Project would ensure that the project pays its fair-share of capital improvement fees towards future system expansions, as identified in the Tracy Wastewater Master Plan. According to the 2022 Wastewater Master Plan Update, the City is currently implementing capital improvements to increase WWTP capacity to serve current demand. Anticipated growth through 2040 will cause services needs to increase greatly in the coming years. To ensure that system capacity meets future demand, additional system upgrades are necessary and have been outlined in the Wastewater Master Plan Update as the “Revised Phase 1 Upgrades.”

Additionally, through compliance with the NPDES permit requirements, and compliance with the SWPPP, future development applications and projects would not result in a violation of any water quality standards or waste discharge requirements. The proposed Project is consistent with development of urban uses and the development footprints described in the General Plan and would be consistent with impacts previously identified. All future projects would be required to comply with General Plan policies as described above and would be required to fund future capacity improvements associated with General Plan buildout. No new impacts or impacts above and beyond what was previously analyzed by the Tracy General Plan EIR would occur. This is a **less-than-significant impact**.

Responses b), e): Less than Significant. The proposed Project does not propose and would not result in the construction of new groundwater wells, nor would it directly increase existing levels of groundwater pumping beyond what has been analyzed under the safe yield requirements. The City’s existing Groundwater Management Policy prohibits groundwater extraction to exceed 9,000 AF (the determined safe yield). The General Plan contains policies to address groundwater use and conservation that will assist in avoiding impacts to groundwater sources. As a result of adopted City policies and General Plan policies, a less-than-significant groundwater impact was determined by the General Plan EIR. The proposed Project would be required to be consistent with the General Plan safe yield requirements and individual future project would be required to assess water supply prior to approval. Thus, the proposed Project potential for groundwater depletion is consistent with the General Plan EIR finding of **less than significant**.

Groundwater recharge occurs primarily through percolation of surface waters through the soil and into the groundwater basin. Project implementation would result in more impermeable surfaced through development allowed during buildout of the General Plan. All Project rezone site are located within the city limits on parcels that have been identified for future development and urban uses.

As such, development footprint impacts have been identified and address by the General Plan EIR, and the Project would be consistent with previous findings and would be required to implement all policies sand objective such as those discussed above to ensure the groundwater basin remains at a safe yield. The proposed Project impacts related to depletion of groundwater supplies and interference with groundwater recharge would remain **less than significant**.

For additional information related to water supply see the Utilities Section of this report.

Responses c): Less than Significant. When land is in a natural or undeveloped condition, soils, mulch, vegetation, and plant roots absorb rainwater. This absorption process is called infiltration or percolation. Much of the rainwater that falls on natural or undeveloped land slowly infiltrates the soil and is stored either temporarily or permanently in underground layers of soil. When the soil becomes completely soaked or saturated with water or the rate of rainfall exceeds the infiltration capacity of the soil, the rainwater begins to flow on the surface of land to low lying areas, ditches, channels, streams, and rivers. Rainwater that flows off of a site is defined as storm water runoff. When a site is in a natural condition or is undeveloped, a larger percentage of rainwater infiltrates into the soil and a smaller percentage flows off the site as storm water runoff.

The infiltration and runoff process is altered when a site is developed with urban uses. Houses, buildings, roads, and parking lots introduce asphalt, concrete, and roofing materials to the landscape. These materials are relatively impervious, which means that they absorb less rainwater. As impervious surfaces are added to the ground conditions, the natural infiltration process is reduced. As a result, the volume and rate of storm water runoff increases. The increased volumes and rates of storm water runoff may result in flooding if adequate storm drainage facilities are not provided.

As described in the Tracy General Plan EIR, development under the General Plan has the potential to cause significant impacts by increasing stormwater runoff associated with construction activities and increasing impermeable surfaces, thereby placing greater demands on the stormwater handling system. The General Plan address these potential impacts in several ways. Objective PF-8.2, Policy P1 directs new development projects to incorporate methods of reducing stormwater runoff to reduce requirements for downstream storm drainage infrastructure and improve stormwater quality. The General Plan also provided an action that modified the zoning ordinance to limit the amount of impervious surfaces included in Chapter 11.32 (Storm and Surface Water Management Enterprise and Utility). As described in the General Plan EIR These measures would mitigate potential impacts from increases in impermeable surfaces within the city. Additionally, the General Plan sets forth the City's policies and actions aimed at developing the stormwater collection system to satisfy future conditions and meet the needs of development. Objective PF-8.1, Actions A1 and A2, directs the City to prepare a comprehensive update of the

Storm Drainage Master Plan and update this plan on a periodic basis of at least every five years, in order to accurately evaluate flows and comprehensive improvement requirements based on the growth projections in the General Plan. The General Plan also calls for stormwater infrastructure to be maintained in good condition and for infrastructure to attain capacity that conforms with the Stormwater Management Plan, Storm Drainage Master Plan and the Parkways Design Manual (Objective PF-8.1, Policy P1 and Objective PF-8.2, Policy P2). Objective PF-8.2, Policy P3 calls for approval of development conditional upon existing or planned stormwater infrastructure that is in compliance with environmental regulations. Further, the General Plan contains a policy that requires temporary on-site retention facilities that are in conformance with City standards for new development if sufficient downstream stormwater infrastructure has not yet been constructed (Objective PF-8.2, Policy P4). Additional policies in the Land Use Element would coordinate the approval of development projects with the provision of infrastructure and public services (Objective LU-1.4, Policy P5), call for a concentrated pattern of residential development (Objective LU-1.4, P1 and P2) and encourage infill development (Objective LU-1.6, Policy P4). These policies would provide the City with a framework to ensure that new stormwater handling infrastructure can be provided to meet the needs of continuing development under the General Plan.

Pursuant to, and consistent with the Federal Water Pollution Control Act (Clean Water Act), future development project applications (greater than 1 acre) would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would require the application of best management practices (BMPs) to effectively reduce pollutants from stormwater leaving the site during both the construction and operational phases of the project.

Additionally, all projects are subject to the requirements of Chapter 11.34 of the Tracy Municipal Code – Stormwater Management and Discharge Control. The purpose of this chapter is to protect and promote the health, safety and general welfare of the citizens of the City by controlling non-stormwater discharges to the stormwater conveyance system, by eliminating discharges to the stormwater conveyance system from spills, dumping, or disposal of materials other than stormwater, and by reducing pollutants in urban stormwater discharges to the maximum extent practicable. This chapter is intended to assist in the protection and enhancement of the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Water Pollution Control Act (Clean Water Act, 33 U.S.C. section 1251 et seq.), Porter-Cologne Water Quality Control Act (California Water Code section 13000 et seq.) and National Pollutant Discharge Elimination System ("NPDES") Permit No. CAS000004, as such permit is amended and/or renewed.

New development projects in the City of Tracy are required to provide site-specific storm drainage solutions and improvements that are consistent with the overall storm drainage infrastructure approach presented in the City of Tracy Citywide Storm Drainage Master Plan. Future projects are required to submit detailed storm drainage infrastructure plans to the City of Tracy Development Services Department for review and approval. The storm drainage infrastructure plans must demonstrate adequate infrastructure capacity to collect and direct all

stormwater generated on the project site within onsite retention/detention facilities to the City's existing stormwater conveyance system, and demonstrate that the project would not result in on- or off-site flooding impacts. Future development projects are also required to pay all applicable development impact fees, which would include funding for offsite Citywide storm drainage infrastructure improvements identified in the City of Tracy Citywide Storm Drainage Master Plan. The collection of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development projects prior to project approval.

The proposed Project is consistent with the urban type development within the city limits described in the General Plan, and would subject to all General Plan and Municipal Code requirements (as described above) when future projects are proposed. As such the Project would be consistent with impacts previously identified by the General Plan EIR. No new impacts or impacts above and beyond what was previously analyzed would occur. This is a **less-than-significant impact**.

Response d): Less than Significant. The 100-year floodplain denotes an area that has a one percent chance of being inundated during any particular 12-month period. Floodplain zones are determined by the Federal Emergency Management Agency (FEMA) and used to create Flood Insurance Rate Maps (FIRMs). These tools assist cities in mitigating flooding hazards through land use planning. FEMA also outlines specific regulations for any construction, whether residential, commercial, or industrial within 100-year floodplains.

The majority of the urbanized area of Tracy is outside of the 100-year flood plain and thus would not be at risk of flooding hazards. There are areas in the northern portion of the city limits in the I-205 Regional Commercial area and just north of I-205 and the Northeast Industrial Area, and within the Sphere of Influence or Planning Area that are within the 100-year floodplain.

To minimize the risk of exposing people or property to flood hazards, the General Plan includes a goal and an objective, supported by several policies and actions to minimize risks to development related to flooding and inundation (Goal SA-2, Objective SA-2.1). This goal and objective includes a policy that would prohibit development in areas within the 100-year floodplain, as mapped by FEMA, if it would result in any increased flooding risk and impacts related to flooding, such as increasing erosion or sedimentation, increased costs to providing emergency services during and after flooding, deterioration of water quality, among other conditions. Other policies included under this goal and objective would require that development, including public facilities, within the 100-year floodplain be flood-proofed at or above the base year flood elevation, and that the City would prevent the construction of flood barriers that divert flood water or increase flooding in other areas (Objective SA-2.1, Policies P2 and P3). A policy is also included to encourage property-owners within the 100-year floodplain to purchase National Flood Insurance (Objective SA-2.1, Policy P3). Actions to support Objective SA 2.1 direct the City to continue to participate in the National Flood Insurance Program, to implement the City's existing Storm Drainage Master Plan, which provides storm drainage capacity sufficient to contain 100-year and 10-year flood flows under specific conditions, and to require structures that are allowed to be built in areas of flood risk to be built in a manner to minimize that risk (Objective SA-2.1, Actions A1 through A3). Moreover, Chapter 9.52 of the Tracy

Municipal Code establishes regulations limiting new construction in an area of special flood hazard. As a result, the implementation of the General Plan EIR found its policies would reduce the potential impact associated with exposure to the 100-year flood plain to a less-than-significant level.

As shown below in Table-HYDRO 1, two rezone areas in the northern portion of the city (totaling 6.21 acres) are within the 100-year flood hazard area as delineated by FEMA.

Table - HYDRO 1: Rezone Area Acreages within the FEMA 100-Year Floodplain.

| Rezone Site APN | Acres included within FEMA-100 Flood Hazard Area |
|----------------------|--|
| 212-050-35 | 4.21 |
| 212-270-20 | 2.00 |
| Total (Acres) | 6.21 |

Sources: San Joaquin County GIS; Arc GIS Online World Topographic Map Service .Map date: May 7, 2024.

The proposed Project is consistent with urban and developed uses identified throughout the city limits in Tracy and would be subject to all General Plan policies and objectives related to flood protection, and the City's floodplain regulations included within Chapter 9.52 of the Tracy Municipal Code. As such this impact would be considered **less than significant**.

The nearest dam inundation areas are at the northernmost parts of the city and are subject to inundation by the San Luis Reservoir and New Melones Dams. The safety of dams in California is stringently monitored by the California Department of Water Resources, Division of Safety of Dams (DSD). The DSD is responsible for inspecting and monitoring the dam in perpetuity. There will always be a remote chance of dam failure that results in flooding of portions of the City. The proposed Project would not result in actions that could result in a higher likelihood of dam failure at San Luis Reservoir and New Melones dams. As such, this is considered **less than significant**.

There are no significant bodies of water near the city that could result in the occurrence of a seiche or tsunami. Additionally, the city and the surrounding areas are relatively flat, which precludes the possibility of mudflows. This is a **less-than-significant impact**.

XI. LAND USE AND PLANNING -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|--|---|--|-----------------------------|
| a) Physically divide an established community? | | | | X |
| 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? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), there are no significant impacts to land use and planning.

RESPONSES TO CHECKLIST QUESTIONS

Responses a): No Impact. The proposed Project includes text amendments to the General Plan and Zoning Code as well as the rezoning of sites identified by the City's Housing Element to meet the City's RHNA. All rezone sites are within the existing city limits and all parcels have previously been designated for urban and developed types site uses. The rezoning program and zoning updates would increase the residential development capacities in sites within the city in areas planned for urban development. As such, the project would not divide an established community. There is **no impact**.

Responses b): Less than Significant. The proposed Project does not directly propose any development or activities that would convert areas retained for preservation, and does not propose any policies or actions that would be in conflict with policies that mitigate impacts. The Project includes updated to the zoning code and General Plan to accommodate the City's RHNA as described in the Project Description. Ultimately the Project would result in increased allowed residential development to support local and regional housing needs goals. All rezone sites associated with the proposed Project are located within the existing city limits and within areas of the city that included existing and planned development. No new impacts or impacts above and beyond what was previously analyzed would occur with respect to conflicts with policies and programs. The proposed Project includes updates to support housing goals and the City's RHNA through General Plan, and zoning amendments that are consistent with the City's Adopted Housing Element and constitute planned growth. As such, this is a **less-than-significant impact**.

XII. MINERAL RESOURCES -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| 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? | | | X | |
| 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? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), there are no significant impacts to mineral resources.

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Less than Significant. As described in the Tracy General Plan EIR, the main mineral resources found in San Joaquin County, and the Tracy Planning Area, are sand and gravel (aggregate), which are primarily used for construction materials like asphalt and concrete. According to the California Geological Survey (CGS) evaluation of the quality and quantity of these resources, the most marketable aggregate materials in San Joaquin County are found in three main areas:

- In the Corral Hollow alluvial fan deposits south of Tracy
- Along the channel and floodplain deposits of the Mokelumne River
- Along the San Joaquin River near Lathrop

Figure 4.8-1 of the General Plan EIR identifies Mineral Resource Zones (MRZs) throughout the Tracy Planning Area. The proposed Project does not include project components that would directly impact mineral resources. Additionally, all identified rezone site are located within the existing city limits in parcels that have been identified for urban types uses and would be consistent with previously environmental analysis include within the Tracy General Plan Draft and EIR as the development footprint impacts would remain the same. As such, the project would not result in the loss of availability of a known mineral resource. As such this is considered **less than significant**.

XIII. NOISE -- WOULD THE PROJECT RESULT IN:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| 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? | X | | | |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | X | | | |
| 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? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), there would be two significant and unavoidable noise impacts under the General Plan and Sustainability Action Plan. As discussed in detail in Section 4.14, future noise level increases (3 dBA Ldn or greater) from increased traffic associated with new and existing roadways facilitated by the General Plan would occur adjacent to existing noise sensitive uses. This would result in a significant impact at the project and cumulative level.

RESPONSES TO CHECKLIST QUESTIONS

Responses a-b): Potentially Significant. Based on existing and projected noise levels along roadways, and the potential for noise generated during operational activities associated with increased development densities and possible increased in roadway volumes associated with these increases allowed under the propose Project, it has been determined that the potential impacts from noise caused by the proposed Project rezone programs and density updated to support housing goals will require a detailed analysis in the EIR. As such, the lead agency will examine each of the two potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact from noise. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather both are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The noise analysis will identify the noise level standards contained in the City of Tracy General Plan Noise Element and Municipal Code (Noise Control Ordinance, Chapter 4.12 Article 9), as well as any state, and federal standards.

The EIR will provide an estimate of existing traffic noise levels on roadway segments through application of accepted traffic noise prediction methodologies. The EIR will include thresholds of

significance, a program-level impact analysis, cumulative impact analysis, and a discussion of feasible measures that should be implemented to reduce any potential impacts associated with noise.

Response c): Less than Significant. The Tracy Municipal Airport is located in the southern portion of the City's Planning Area. The Airport is a general aviation airport owned by the City and managed by the Public Works Department. The City of Tracy adopted an Airport Master Plan in 1998, analyzing the impacts to safety on surrounding development from the Tracy Municipal Airport. The San Joaquin County Airport Land Use Plan establishes noise contours surrounding the Tracy Municipal Airport. The proposed Project does not propose or approve any development projects that would directly expose people to excessive aircraft noise. Additionally, the Project rezoned sites are located outside of the noise contours for the Tracy Municipal Airport. As such, the Project would not be exposed to excessive noise from the Tracy Municipal Airport. This is a **less-than-significant impact**.

XIV. POPULATION AND HOUSING -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | X | |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), There would be two significant and unavoidable impacts to population and housing growth as a result of the General Plan. Despite policies and regulations designed to reduce impacts to future population and housing growth, development under the General Plan at total buildout would result in significant increases in residential and employee populations, relative to existing conditions, which would result in a project-level and a cumulative impact.

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. The proposed Project does not directly propose any development or activities that would displace people or housing. The project includes updates to the Zoning Code and General Plan to accommodate the City's RHNA as described in the Project Description. Ultimately the Project could result in increased allowed residential development to support local and regional housing goals. All rezone sites associated with the proposed Project are located within the existing city limits and within areas of the city that included existing and planned development. As such, there is existing infrastructure (roads, water, sewer, etc) in the immediate vicinity of all rezone sites. While future developments would extend services onto currently undeveloped sites to serve the future development, the Project would not result in or extend infrastructure to an area of the City not currently served, or areas that don't have existing plans and programs for services. The proposed Project includes updates to support housing goals and the City's RHNA through General Plan, and zoning amendments that are consistent with the City's Adopted Housing Element and constitute planned growth. As such, this is a **less-than-significant impact**.

Responses b): Less than Significant. The proposed Project does not propose any development or activities that would displace people or housing. The project includes updates to the zoning code and General Plan to accommodate the City's RHNA as described in the Project Description. Ultimately the Project could result in increased allowed residential development to support local and regional housing goals. As such, the Project would not displace people or existing housing and would have a **less-than-significant impact** relative to this topic.

XV. PUBLIC SERVICES -- WOULD THE PROJECT:

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

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), There are no significant impacts to community services, including police, fire, schools, solid waste collection and disposal, and parks and recreation facilities.

*RESPONSES TO CHECKLIST QUESTIONS***Responses a)i, a)ii, a)iii, a)v: Less than Significant.**

Police: Implementation of the General Plan would allow for an additional and development to occur throughout the planning area which would increase the need for police services. The General Plan contains policies that were designed to provide police services in an efficient manner. The Land Use Element of the General Plan outlines two objectives to foster the efficient match of public facilities to development. Objective LU-1.3 would ensure that public facilities are accessible and distributed evenly and efficiently throughout the City, and that residential development is directed in a way to maximize the use of existing public services and infrastructure (Objective LU-1.4). In addition, the City would continually strive for improved performance and efficiency of the Tracy Police Department (Objective PF-2.1, Policy P3), and would review all project proposals for potential law enforcement hazards and encourage the use of physical site planning for crime prevention. Specific action items are also included under Objective PF-2.3 to maintain and improve law enforcement services to keep up with Tracy's changing population and help reduce crime in general.

Since some level of staffing increases would be needed over the life time of the General Plan, there may be a need for new or expanded police facilities in the City. The General Plan does not specifically identify where potential expansions or new police facilities would occur since it would depend on the location and timelines of new development. The General Plan includes policies requiring new development to pay its fair share of these expenses through an assessed public facilities impact fee (Objective PF-2.1, Policy P2).

Since the proposed General Plan is general in nature and the exact location and timing of future growth is yet to be determined, it is unknown at this time to what extent existing police facilities would be expanded, or if new substations or police stations would be required. Public facilities would be allowed under a variety of land uses, so their locations could occur in many within the city and SOI. The specific environmental impact of constructing police facilities to support future growth under the General Plan cannot be determined at this time as no plans for such facilities exist. As specific facility projects are identified, and proposed additional environmental analysis would be completed pursuant to city and CEQA review requirements. As such this impact is considered **less than significant**.

Fire: As new development occurs under the General Plan, there would be increased demand for fire and emergency medical protection services including the potential need for additional services and facilities. . The location of new and expanded facilities would be dependent on many factors including the rates of growth and locations of new development, which is not known at this time.

The General Plan includes policies to ensure that adequate related facilities are funded and provided to meet future growth (Objective PF-1.1, Policy P1). Similar to the provision of police services discussed above, Objective PF-1.1 states that the City would strive to continuously improve the performance and efficiency of fire protection and emergency medical services. New developments would satisfy fire flow and hydrant requirements and other design requirements as established by the City (Objective PF-1.2, Policy P5).

The proposed General Plan also outlines land use policies to take advantage of the use of existing public services and minimize the need for additional ones. Objective LU-1.3 would ensure that public facilities are accessible and distributed evenly and efficiently throughout the City, and that residential development is directed in a way to maximize the use of existing public services and infrastructure (Objective LU-1.4).

Furthermore, the proposed General Plan supports the City's adopted Growth Management Ordinance (described in detail in Section 4.1: Land Use), which is intended to achieve a steady and orderly growth pattern to ensure adequate levels of service. The Residential Growth Management Ordinance (GMO) and Growth Management Ordinance Guidelines (GMO Guidelines) regulate the rate and timing of new residential development, encouraging a balance of housing types, encouraging growth that maximizes use of existing and future public services and infrastructure, and encouraging diverse housing opportunities.

The specific environmental impact of constructing new fire and emergency medical response facilities to support the growth allowed under the General Plan cannot be determined at this time as no facilities are proposed or would be specifically required through adoption of the program level Project. Potentially impacts that may result from the development and operation of these facilities are addressed by various plans, policies and mitigation requirements identified in the Tracy General Plan EIR. As specific fire and emergency response facility expansion projects are identified, additional project-specific, environmental analysis would be completed pursuant to city and CEQA requirements. As such this impact is considered **less than significant**.

Schools: Implementation of the General Plan would ultimately increase demand for school facilities. Additional staff, equipment and facilities would also be required.

Future development applications would be subject to the Tracy Unified School District's impact fees from new developments under the provisions of SB 50. Payment of the applicable impact fees, and ongoing revenues that would come from taxes, would fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service.

No development would be proposed or approved as part of the proposed project rezone. The specific environmental impact of constructing new facilities to support the growth allowed under the General Plan cannot be determined at this time as no facilities are proposed or would be specifically required through adoption of the program level Project. Potentially impacts that may result from the development and operation of these facilities are addressed by various plans, policies and mitigation requirements identified in the Tracy General Plan EIR. As facility expansion projects are identified, additional project-specific, environmental analysis would be completed pursuant to city and CEQA requirements. As such this impact is considered **less than significant**.

Response a) iv: Less Than Significant. Potential impacts to parks and recreational facilities are addressed in the following Recreation (Section XVI) of this document.

XVI. RECREATION -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|------------------|
| 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? | | | X | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | X | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), There are no significant impacts to community services, including parks and recreation facilities.

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Less than Significant. New development under the General Plan has the potential to increase the demand for parks and recreational facilities. Future parks have not been identified. In order to maintain the City's park standard, the City requires new development projects to either include land dedicated for park uses, or to pay in-lieu fees towards the City's parks program. Chapter 13.12 of the Tracy Municipal Code states that, "all development projects shall be required to maintain the City standard of four (4) acres of park land per 1,000 population. All development projects, as a condition of approval of any tentative parcel map or tentative subdivision map, or as a condition of approval of any building permit, shall dedicate land to the City or pay a fee in lieu thereof, or a combination of both, in order to maintain this City standard. The precise obligation of any development project to dedicate land or pay a fee pursuant to this section shall be incorporated in the implementing resolution for the park fee applicable to the development project."

As described previously, the proposed Project does not propose and would not approve any development projects and would not result in the physical deterioration of existing parks and facilities within Tracy, nor does the Project propose the construction of new park facilities. The specific environmental impact of constructing new park and recreation facilities to support the growth allowed under the General Plan cannot be determined at this time as no facilities are proposed or would be specifically required through adoption of the program level Project. Potentially impacts that may result from the development and operation of these facilities are addressed by various plans, policies and mitigation requirements identified in the Tracy General Plan EIR. As facility expansion projects are identified, additional project-specific, environmental analysis would be completed pursuant to city and CEQA requirements. As such this impact is considered **less than significant**.

XVII. TRANSPORTATION/TRAFFIC -- WOULD THE PROJECT:

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

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Potentially Significant. Senate Bill 743 (SB 743) adopted on September 27, 2013 directs the California Office of Planning and Research (OPR) to administer new CEQA guidance for jurisdictions that removes automobile vehicle delay and level of service (LOS) from CEQA analysis and replaces it with vehicle miles traveled (VMT) analysis or other measures that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses,” to be used as a basis for determining significant transportation impacts. The change from LOS to VMT is intended to balance the needs of congestion management with statewide goals related to infill development, the promotion of public health, and the reduction of greenhouse gas emissions.

The proposed Project would include rezone site and zoning amendments as described in the Project Description that could increase traffic on existing and planned roadways through the buildout of the General Plan. Based on existing and projected traffic volume levels along roadways and potential increases in VMT as a result of the project, it has been determined that traffic impacts will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will determine whether the proposed Project has the potential to have a significant impact to circulation. At this point a definitive impact conclusion for each of these environmental topics will not be made; rather all are considered **potentially significant** until a detailed analysis is conducted in the EIR.

The EIR will include a Traffic Analysis to address the impacts of the proposed Project on the transportation system including The EIR will analyze and model VMT. Potential impacts associated with circulation, and consistency with CEQA Guidelines section 15064.3, subdivision (b) will be addressed in the EIR. Significant impacts will be identified in accordance with the established criteria, and measures will be identified to lessen the significance of any potential impacts. The EIR will provide an analysis including the thresholds of significance, a project-level

impact analysis, cumulative impact analysis, and a discussion of feasible measures that should be implemented to reduce any significant impacts associated with transportation.

Responses c), d): Potentially Significant. The proposed Project includes rezone areas that would allow for an increase in the development capacity of some parcels. These increases could increase traffic on existing and planned roadways. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact from traffic. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is conducted in the EIR.

The EIR will include a transportation analysis to address the potential impacts associated with transportation hazards including emergency access. The EIR will provide an analysis including the thresholds of significance, a program-level impact analysis, cumulative impact analysis, and a discussion of feasible measures that should be implemented to reduce any identified impacts associated with transportation hazards.

XVIII. TRIBAL CULTURAL RESOURCES -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| 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: | | | | |
| a) 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)? | X | | | |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe. | X | | | |

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Potentially Significant. The proposed Project does not propose any development or ground disturbing activities that would impact cultural or tribal cultural resources. Prior to any development, a site-specific development application would be required. At that point, based on the details of a specific project, reviews would be performed to identify appropriate measures and conditions of project approval. Additionally, the General Plan Objective CC 3.1 Policy P4 includes as part of the development review process, a standard condition of approval that if any resources are found during construction, all operations within the project area shall halt until an assessment can be made by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources.

However, based on known resources in the region, and the potential for undocumented underground cultural resources in the region, and the potential for new information through the consultation process, it has been determined that the potential impacts on tribal cultural resources will require a detailed analysis in the EIR. As such, the lead agency will examine the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Project has the potential to have a significant impact on tribal cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for tribal cultural resources to be found in the area, the types of tribal cultural resources that may be expected to be found, a review of existing regulations and policies that protect tribal cultural resources, an impact analysis, and any mitigation that should be implemented in order to reduce

potential impacts to tribal cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this project, as per the requirements of AB 52. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Tracy.

XIX. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | X | | | |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | X | | | |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments? | X | | | |
| 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 reductions goals? | X | | | |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | X | | | |

PREVIOUS ENVIRONMENTAL FINDINGS INCLUDED IN THE TRACY GENERAL PLAN EIR.

As discussed in the General Plan's Draft EIR (inclusive of Amendments to the General Plan Draft EIR, and Supplemental Review), Two significant and unavoidable impacts related to infrastructure would result under the General Plan. The General Plan EIR found that while the project would not contribute to significant project-level or cumulative impacts associated with water services during the 20-year planning horizon, it would contribute to a project level and a cumulative significant and unavoidable impact at total buildout. Despite policies included in the General Plan calling for the acquisition of reliable, additional sources of water, current supplies are insufficient for the projected development at total buildout of the General Plan; regional water supplies are also not ensured into the future beyond a 20-year planning horizon.

The General Plan's Draft EIR found that there are no significant impacts to solid waste collection and disposal.

RESPONSES TO CHECKLIST QUESTIONS

Responses a) through e): Potentially Significant. Implementation of the proposed Project could result in increased demands for utilities to serve the project. All rezone areas are within the existing city limits, and utilities and services such as electric power, natural gas, and telecommunications are readily available to serve future development within the city. As such, these topics won't be discussed further. The EIR will examine each of the environmental issues

listed in the checklist above related to water, wastewater, and storm drainage, and solid waste, and will decide whether the proposed Project has the potential to have a significant impact to these utilities and service systems. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will analyze wastewater, water, and drainage, as well as other utilities (i.e., solid waste), that are needed to serve future development. The wastewater assessment will include a discussion of the proposed collection and conveyance system, treatment methods and capacity at the treatment plants, and disposal location(s) and methods. The proposed infrastructure will be presented. The EIR will provide a discussion of the wastewater treatment plants, including current demand and capacity at these plants. The analysis will discuss the disposal methods and location, including environmental impacts and permit requirements associated with disposal of treated wastewater.

The EIR will identify permit requirements and mitigation needed to minimize and/or avoid impacts. The proposed infrastructure will be presented.

The EIR will include an assessment for consistency with City Master Plans and Management Plans that are directly related to these utilities.

The EIR will analyze the impacts associated with water supply. The results of a utilities assessment will be provided. The EIR will also identify permit requirements and any mitigation needed to minimize and/or avoid impacts.

The EIR will also address solid waste collection and disposal services for the proposed Project. This will include an assessment of the existing capacity and future buildout demands. The assessment will identify whether there is sufficient capacity to meet the Project's projected demands.

The EIR will provide thresholds of significance, impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts (if identified) associated with utilities and service systems.

XX. WILDFIRE -- WOULD THE PROJECT:

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|----------------------|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | | | X | |
| 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? | | | X | |
| 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? | | | X | |
| 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? | | | X | |

Responses to Checklist Questions

Responses a) through d): Less than Significant. CAL FIRE has determined that San Joaquin County (including the City of Tracy) has no Very High Fire Hazard Severity Zones in Local Responsibility Areas (LRAs). All rezone areas are within LRA's. The nearest delineated fire hazard areas are included in SRAs within San Joaquin County. Additionally, no lands adjacent to the City of Tracy city limits are designated as a VHFHSZ.

Lands to the west of the city limits (included in the City's SOI) within a SRAs include moderate and high FHSZ. These lands are designated for open space uses, and no development would be approved or is proposed by the project in these areas. Rezone areas are all within the city limits, and no additional changes or modifications to the City's General Plan Land Use Map, or Zoning Map are proposed at this time. The proposed Project is consistent with the development footprint described in the Existing General Plan EIR and the urban development use types described in the General Plan, and would be consistent with impacts previously identified by the General Plan EIR. No new impacts or impacts above and beyond what was previously analyzed would occur. As such, this impact is considered **less than significant**.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. As described throughout the analysis above, the proposed Project would not result in any impacts that would substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal to the environment.

Additionally, the cumulative impacts associated with future development applications within the city were considered, analyzed and disclosed in the City of Tracy General Plan and General Plan EIR. On February 1, 2011 the Tracy City Council adopted a Statement of Overriding Considerations (Resolution 2011-028) for all significant impacts associated with buildout of the Tracy General Plan. The project would not result in any cumulative impacts that were not contemplated in the General Plan EIR. The project would not result in any peculiar site-specific impacts, impacts to biological resources or impacts to cultural and/or historical resources.

The proposed Project is consistent with the development footprint described in the General Plan EIR and the urban development use types described in the General Plan and would be consistent with impacts previously identified by the General Plan EIR. Prior to any development, a site-specific development application would be required. At that point, based on the details of a specific project, additional analyses would be performed. The proposed Project is consistent with the urban development types and identified uses found throughout the Tracy city limits and described in the General Plan and would be consistent with impacts previously analyzed in the

General Plan EIR. No new impacts or impacts above and beyond what was previously analyzed would occur. This is a **less-than-significant impact**.

Responses b), c): Potentially Significant. The General Plan EIR assumed full development and buildout of the Planning Area, consistent with the uses and residential densities included in the existing adopted General Plan. However, the proposed Project includes a rezone program to meet statewide and regional housing goals; densities on rezoned parcels included within the rezone program, and density ranges associated with multi-family housing designations would be increased from those described in the General Plan.

As such, it has been determined that the potential for the proposed Project to create cumulatively considerable impacts, or adversely affect human beings will require more detailed analysis in an EIR. As such, the City of Tracy will examine each of these environmental issues in the EIR and will decide whether the proposed Project has the potential to have significant impacts on these environmental issues. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

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