

CITY OF TRACY
2011 GENERAL PLAN - AMENDMENTS LOG

AMENDMENT NO.	CITY COUNCIL RESOLUTION	DATE APPROVED	GPA NO.	DESCRIPTION	PROJECT/SITE	PAGE
00	2011-029	02/01/11	N/A	Adopting the General Plan, except Housing Element	N/A	1
01	2011-211	11/01/11	GPA09-0002	Urban Reserve 2 to General Commercial	Filios/Dobler Annexation and Development	3
02	2012-052	03/20/12	GPA11-0006	Downtown to Commercial	615 N. "C" Street; 63, 69, 77, and 99 W. Sixth Street	7
03	2012-073	05/01/12	GPA10-0004	Public Facilities to Residential Low	Eastlake and Elissagaray Ranch Subdivisions	9
04	2012-076	05/01/12	GPA11-0004	Agriculture and Industrial to Industrial	Tracy Desalination and Green Energy Project Site	11
05	2012-091	05/15/12	GPA09-0001	Adopting the Housing Element Negative Declaration and the 2009-2014 Housing Element	N/A	13
06	2012-258	12/18/12	GPA12-0001	Commercial to Residential High	501 E. Valpico Road	17
07	2013-012	01/22/13	GPA11-0005	Several textual changes (no map changes) to correct acreages listed in Land Use Element, other text changes	Ellis	19
08	2013-030	02/19/13	GPA12-0002	Commercial to Residential High	NWC Pavilion Parkway/Robertson Drive; 300-Unit Apartments	23
09	2013-144	09/03/13	GPA13-0002	Urban Reserve 6 to Industrial, Office, Commercial, and Park	Cordes Ranch	25
10	2014-017	02/04/14	GPA13-0003	Public Facilities to Residential Low	Lyon Crossroads Subdivision	27
11	2014-183	10/21/14	GPA14-0003	Public Facilities to Residential Low	Barcelona Infill Subdivision	29
12	2016-004	01/05/16	N/A	Measure K Election	Declaring election results for Active Adult Res. Allotment Program; SEC Corral Hollow and Valpico Roads	31
13	2016-046	03/15/16	N/A	Amend GP to include a Fiscal Sustainability Policy and to establish a New Development Projects CFD	N/A	47
14	2016-048	03/15/16	GPA15-0002	Commercial to Residential High	Aspire II Apartments	49
15	2016-050	03/15/16	GPA16-0001	Adopting the Housing Element Negative Declaration and the 2015-2023 Housing Element	N/A	53
16	2016-063	04/05/16	GPA13-0001	Changes to GP Land Use Designations map, updates to text describing the area, and a new policy in the Noise Element governing exposure limits	Tracy Hills	55
17	2016-067	04/05/16	GPA13-0006	Urban Reserve to Res.Low Density	Rocking Horse	57
18	2016-126	06/21/16	GPA16-0003	Amending GP Safety Element Chapter 8, Section II, Flooding	N/A	59
19	2017-086	05/02/17	GPA16-0004	Office to Commercial	Home2 Suites Hotel	61
20	2017-097	05/16/17	GPA17-0001	Commercial to Residential High	Harvest in Tracy	65
21	2017-236	11/07/17	GPA17-0002	Residential High to Commercial	2461 and 2441 Holly Drive	69
22	2018-046	03/13/18	GPA15-0003	Changes to GP Land Use Designations Map, changes to Traditional Residential description, changes to Village Center area, add 17 acres of RVL, decrease TR-Ellis, and Reconfigure Commercial	Ellis	71

AMENDMENT NO.	CITY COUNCIL RESOLUTION	DATE APPROVED	GPA NO.	DESCRIPTION	PROJECT/SITE	PAGE
23	2018-233	11/07/18	GPA18-0001	Minor adjustments to General Plan land use designations within the Cordes Ranch Specific Plan area	Cordes Ranch	73
24	2020-074	05/19/20	GPA19-0003	Changes to GP Land Use Designations Map and updates to GP text	Tracy Hills KT	75
25	2020-180	10/20/20	GPA20-0002	Changes to GP Land Use Designations Map	Tracy Hills (Phase 1A, Village 7C)	77
26	2020-186	11/10/20	GPA19-0001	Changes to GP Land Use Designations Map and updates to GP text	Tracy Hills (Phases 1B and 1C)	79
27	2021-046	04/20/21	GPA20-0003	Changes to the GP Map and Figure 2-3, and updates to GP text	Ellis (to incorporate Avenues)	81
28	2021-083	06/15/21	GPA20-0001	An addendum to the Environmental Impact Report and annexation of 35-acre area APNs 253-030-13 & 253-040-10	Tracy Hills (Phase 2 Area)	83
29	2021-153	10/19/21	GPA21-0001	Changes the GP Land Use Designation	Tracy Hills (Phase 2 Area, Phase 1B area and Tracy Hills KT Project Area)	86
30	1334	12/06/22	GPA22-0003	Changes to the GP Land Use Designation Map	Valpico Glenbriar Apartments Project	88
31	2023-198	09/19/23	GPA22-0004	Changes to the GP Land Use Designation Map	Tru By Hilton Project	91
32	2024-054	04/16/24	GPA22-0008	West Street Senior Housing	301 West St	93
33	2025-179	07/01/25	GPA22-0001	2023-2031 Housing Element	City-wide	96
34	2026-189	06/16/26	GPA24-0002	Housing Element Opportunity Sites	Citywide	98
35	2026-169	06/23/26	GPA26-0003	West Annexation Project	15178 Schulte	101

RESOLUTION 2011-029

ADOPTING THE GENERAL PLAN AMENDMENT OF 2011 WITH THE EXCEPTION OF THE HOUSING ELEMENT

WHEREAS, On July 20, 2006, the City Council adopted the City of Tracy General Plan of 2006, and

WHEREAS, In 2007, the City of Tracy began the process of petitioning for approval of the Sphere of Influence from the Local Agency Formation Commission (LAFCo), and

WHEREAS, LAFCo had adopted revised policies regarding Spheres of Influence, thus requiring the City to revise the proposed Sphere within the General Plan, and

WHEREAS, The City held workshops and public hearings on December 2, 2007, January 15, 2008, February 5, 2008, April 1, 2008, June 3, 2008, and July 15, 2008 to discuss revisions to the Sphere of Influence, and

WHEREAS, These revisions, along with work related to strengthening policies related to sustainability and creation of a Sustainability Action Plan (SAP) resulted in the General Plan Amendment, titled Tracy General Plan Amendment of 2011, and

WHEREAS, The City of Tracy General Plan consists of the following ten elements: the Land Use Element, the Community Character Element, the Economic Development Element, the Circulation Element, the Open Space and Conservation Element, the Public Facilities and Services Element, the Safety Element, the Noise Element, the Air Quality Element, and the Housing Element, and

WHEREAS, The City's Housing Element is being updated separately from the other elements of the General Plan given the unique timing and other requirements that are contained in the State housing element law (Government Code Sections 65580-65589.8), and

WHEREAS, Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Commission recommended that the City Council: certify a Final Supplemental Environment Impact Report (SEIR) for the General Plan; make findings related to significant impacts, alternatives, and Statement of Overriding Considerations; and adopt a Mitigation Monitoring and Reporting Program, and

WHEREAS, The Planning Commission met to discuss the General Plan Amendment on June 23, July 14, August 25, and October 27, 2010, and

WHEREAS, The Planning Commission conducted a public hearing to consider the General Plan on December 15, 2010, and by adoption of a resolution recommended that the City Council approve the General Plan Amendment, and

WHEREAS, The City Council conducted a public hearing to consider the General Plan Amendment on February 1, 2011;

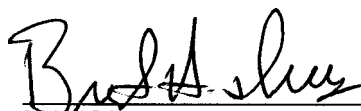
NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby adopt the General Plan Amendment of 2011 as set forth in Exhibit A, based on the following:

- a. The General Plan constitutes a comprehensive, long term document capable of guiding the future development of the City.
- b. The General Plan meets all of the requirements for such plans as contained in the Planning and Zoning Law (Government Code Sections 65300-65303.4) and other laws.
- c. The General Plan contains all seven elements mandatory by section 65303 of the Government Code. These are the Land Use Element, the Circulation Element, the Housing Element, the Conservation Element, the Open Space Element, the Noise Element, and the Safety Element. The Conservation and Open Space Elements are combined in the General Plan as the Open Space and Conservation Element. The General Plan also contains **two** optional elements: The Community Character Economic Development Elements. As stated above, the Housing Element is being considered separately.
- d. The General Plan has been prepared and adopted in accordance with the requirements of the Planning and Zoning Laws.

* * * * *

The foregoing Resolution 2011-029 is hereby passed and adopted by the Tracy City Council on the 1st day of February, 2011, by the following vote:

AYES:	COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

Exhibit A-General Plan (Copy available on Laserfiche and in the City Clerk's office)

RESOLUTION 2011-211

APPROVING A GENERAL PLAN AMENDMENT (GPA09-0002), 1-205 CORRIDOR SPECIFIC PLAN AMENDMENT (SPA10-0002), AND ANNEXATION (A/P09-0002), FOR THE FILOS/DOBLER ANNEXATION AND DEVELOPMENT PROJECT

WHEREAS, Applications have been filed or initiated for a General Plan Amendment to re-designate approximately 43 acres from Urban Reserve 2 to Commercial, amend the 1-205 Corridor Specific Plan to add the site to the Specific Plan with a designation of General Commercial, and Annex the site to the Tracy City limits (Exhibit 1), (collectively, the "Project"), and

WHEREAS, The Project would be an expansion of the 1-205 regional commercial corridor, providing consumer shopping opportunities, commercial services, jobs, and tax revenue for City services, and

WHEREAS, The Project will have access to City services by extension of existing utilities and payment of a proportionate share of costs for expansion of utility and service systems, and

WHEREAS, The site is located within the City's Sphere of Influence and designated Urban Reserve 2 by the General Plan, the Profile for which includes a mix of commercial and office development, and

WHEREAS, LAFCo's review of the City's Municipal Services Review and Sphere of Influence is currently underway and anticipated to be complete in early 2012, and

WHEREAS, The City determined that the Project requires review pursuant to the California Environmental Quality Act (CEQA), and pursuant to CEQA, an Environmental Impact Report (EIR) was prepared to evaluate the potential environmental effects of the Project, to evaluate potential alternatives to the Project, and to evaluate and recommend mitigation measures for all potentially significant impacts of the Project, and

WHEREAS, The Planning Commission conducted a public hearing to receive public input and review the Project on September 28, 2011, and

WHEREAS, The City Council conducted a public hearing to receive public input and review the Project on November 1, 2011, and

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

1. Environmental Impact Report

In accordance with CEQA, the City Council has taken the following actions in regard to the Project:

- a. Certified the EIR;
- b. Made findings relating to significant impacts, alternatives, and Statement of Overriding Considerations; and
- c. Adopted a Mitigation Monitoring and Reporting Program.

2. General Plan Amendment (GPA09-0002)

The City Council adopts the findings and recommendation of the Planning Commission and approves the General Plan Amendment, re-designating the Project site from Urban Reserve 2 to General Commercial.

3. Specific Plan Amendment (SPA10-0002)

a. The City Council finds as follows:

i. The Specific Plan Amendment to add the Project site to the Specific Plan area and designate it General Commercial is consistent with the goals, actions and policies of the Specific Plan and with its purposes, standards and land use guidelines. The Specific Plan was adopted in 1990 to promote economic development along the City's major transportation route. One design goal of the Specific Plan is that the "[p]lan area shall be designed to provide large commercial and industrial sites to attract needed retail and commercial uses to serve the whole town and surrounding region." (Specific Plan, section 2.1.1.) Another design goal of the Specific Plan is that "[r]etail land uses needing and benefiting from the freeway shall be given priority sites. Less extensive services and industrial land uses shall require less proximity to freeway visibility." (Specific Plan, section 2.1.2.) The Specific Plan Amendment is consistent with these and other goals of the Specific Plan. Furthermore, all improvements of the Project will be required (through the Specific Plan development application review process) to conform to all applicable provisions of the Specific Plan, including those for parking, landscaping, shade coverage, driveway location and design, floor area ratio and utilities. For additional discussion as to the Amendment's consistency with the Specific Plan, please see section 4.2 of the Draft EIR (Land Use and Planning).

ii. The Specific Plan Amendment will help achieve a balanced community of all races, age groups, income levels and ways of life.

iii. The Specific Plan Amendment results in development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood. The designation of the site to General Commercial will contribute to the regional draw for customers seeking consumer retail shops and services. The Specific Plan Amendment will promote the most appropriate development of property within the vicinity by helping to draw customers to the area, thus promoting a synergistic effect of the commercial district already established by the West Valley Mall, Walmart, restaurants, hotels, and other nearby commercial businesses. The Specific Plan Amendment will also result in the extension of and other improvements to Grant Line Road in the vicinity of the Project.

iv. The Specific Plan Amendment contributes to a balance of land uses that will enable local residents to work and shop within the Tracy Planning Area. Populations along the 1-205 corridor are increasing and many of the people who make their homes in the area need and desire general commercial and retail services. The Specific Plan Amendment would allow the placement of such services closer to this population base.

v. As outlined in the EIR, the Specific Plan Amendment respects the environmental and aesthetic assets of the community consistent with economic realities.

vi. The Specific Plan Amendment incorporates, where feasible, active and passive energy conservation measures. Populations along the 1-205 corridor, are increasing and many of the people who make their homes in the area need and desire general commercial and retail services. The Specific Plan Amendment would allow the placement of such services closer to this population base and therefore reduce the number and length of automobile trips. The Sustainability Action Plan items required specifically for this Project through the EIR (Attachment 1), furthermore, will reduce energy consumption and result in energy efficiency by encouraging carpooling, energy efficient light fixtures, and other measures.

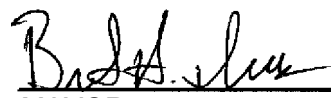
b. The City Council approves the Specific Plan Amendment to (1) add the approximately 43-acre Project site to the Specific Plan area, (2) designate the site General Commercial, and (3) add Section 4.1.2.2 K to the Specific Plan to include specific Sustainability Action Plan and EIR mitigation measures to apply to the Filios/Dobler Project site (Exhibit 2).

4. Annexation of the Site (A/P09-0002)

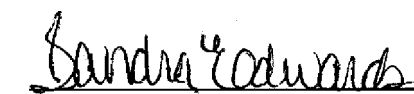
The City Council adopts the findings and recommendation of the Planning Commission and authorizes an application to the Local Agency Formation Commission of San Joaquin County for jurisdictional annexation to the City of Tracy.

The foregoing Resolution 2011-211 was adopted by the Tracy City Council on the 1st day of November, 2011, by the following vote:

AYES:	COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

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RESOLUTION 2012-052

APPROVING A GENERAL PLAN AMENDMENT FROM DOWNTOWN TO
COMMERCIAL FOR PROPERTY LOCATED ON THE NORTH SIDE OF W. SIXTH
STREET, BETWEEN N. "B" AND N. "C" STREETS (615 N. "C" ST., 63 W. SIXTH ST.,
69 W. SIXTH ST., 77 W. SIXTH ST., AND 99 W. SIXTH ST.)
APPLICANT IS STAN SHORE FOR THE STAN SHORE TRUST
APPLICATION NUMBER GPA11-0006

WHEREAS, Stan Shore, owner of one of the five parcels within the subject
property, submitted an application to amend the General Plan designation from
Downtown to Commercial, and

WHEREAS, The proposed Commercial General Plan designation will provide
increased land use and development opportunities for the existing structures on the site,
and

WHEREAS, The proposal will provide for increased commercial and/or high
density residential development in keeping with long-term goals of increased business
activity near the downtown, and

WHEREAS, The proposal does not increase the development density
established by the General Plan for which an Environmental Impact Report was certified,
and therefore, in accordance with California Environmental Quality Act Guidelines
Section 15183, no further environmental assessment is required, and

WHEREAS, The Planning Commission conducted a public hearing on February
22, 2012, and recommended the City Council approve the General Plan Amendment,
and

WHEREAS, The City Council conducted a public hearing to review the project on
March 20, 2012;

NOW, THEREFORE, BE IT RESOLVED, that the City Council amends the
General Plan designation from Downtown to Commercial for the property located on the
north side of W. Sixth Street between N. "B" and N. "C" Streets (615 N. "C" St., 63 W.
Sixth St., 69 W. Sixth St., 77 W. Sixth St., and 99 W. Sixth St.).

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Resolution 2012-052

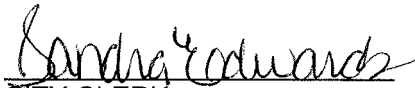
Page 2

The foregoing Resolution 2012-052 was adopted by the Tracy City Council on the 20th day of March, 2012, by the following vote:

AYES: COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN:

COUNCIL MEMBERS: NONE

ATTEST:


CITY CLERK

MAYOR
J4LJ'.w

RESOLUTION 2012-073

APPROVING A GENERAL PLAN LAND USE DESIGNATION AMENDMENT OF A 10-ACRE SITE IN THE EASTLAKE AND ELISSAGARAY RANCH SUBDIVISIONS FROM PUBLIC FACILITIES TO RESIDENTIAL LOW. THE APPLICANT IS CHRIS TYLER AND THE PROPERTY OWNER IS TVC TRACY HOLDCO, LLC., APPLICATION NUMBER GPA10-0004

WHEREAS, The subject property consists of a 5-acre parcel in the Eastlake Planned Unit Development area and a 5-acre parcel in the Elissagaray Ranch Planned Unit Development, area and the total 10-acre site is designated for a public school, and

WHEREAS, The subject property has a General Plan land use designation of Public Facilities, which permits uses such as public schools, civic, cultural, recreational, community, and health facilities, and

WHEREAS, A school has not been built on the subject property, and

WHEREAS, The City received a request to amend the General Plan land use designation of the subject site from Public Facilities to Residential Low, which permits uses such as single-family homes, places of worship, schools, parks and recreational facilities, fire stations, libraries, day care facilities, and community centers, and

WHEREAS, A public school is permitted under the Public Facilities and Residential Low General Plan land use designations, and

WHEREAS, No applications for development was submitted for the subject site, and

WHEREAS, Development of the site for uses other than a public school will require amendments to the Eastlake and Elissagaray Ranch PUDs and other entitlement applications, and

WHEREAS, The project is exempt from the California Environmental Quality Act per Section 15162 pertaining to projects with a certified Environmental Impact Report where the project does not propose substantial changes that will result in a major revision of the previous Environmental Impact Report, and the project does not propose additional environmental impacts that were not analyzed in General Plan Environmental Impact Report certified on February 1, 2011;

WHEREAS, The Planning Commission conducted a public hearing to review the project on February 22, 2012 and recommended approval of the project, and

WHEREAS, The City Council conducted a public hearing to review and consider the application on May 1, 2012;

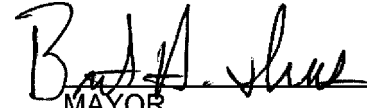
NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby approves an amendment to the General Plan land use designation of the 10-acre site in the Eastlake and Elissagaray Ranch subdivisions from Public Facilities to Residential Low.

Resolution 2012-073

Page 2

The foregoing Resolution 2012-073 was adopted by the City Council on the 1st day of May, 2012, by the following vote:

AYES:	COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CICLERK

RESOLUTION 2012-076

APPROVING A GENERAL PLAN AMENDMENT TO DESIGNATE THE 241-ACRE TRACY DESALINATION AND GREEN ENERGY PROJECT SITE AS INDUSTRIAL AND AUTHORIZING THE PETITION TO LAFCO FOR ANNEXATION OF THE PROJECT SITE INTO THE CITY OF TRACY
APPLICATION NUMBERS GPA11-0004 AND A/P11-0001

WHEREAS, The Tracy Desalination and Green Energy Project site comprises approximately 241 acres of City-owned land located within the City's Sphere of Influence, immediately north of the Tracy City limits, east of Tracy Boulevard in the vicinity of Sugar Road, Assessor's Parcel Numbers 212-160-05, 212-160-09 and 212-160-11; and

WHEREAS, The Tracy Desalination and Green Energy Project consists of the construction and operation of a desalination plant that would remove salt from treated effluent that is being processed by the City's Wastewater Treatment Plant to a level that meets the State's standards for discharge into the Sacramento San Joaquin Delta; the project would also include a biomass cogeneration energy production component that would produce approximately 16.4 megawatt-hours of electricity; and

WHEREAS, The City of Tracy's General Plan currently designates approximately 224 acres of the Tracy Desalination and Green Energy Project site as Agriculture and approximately 17 acres as Industrial; and

WHEREAS, The project includes applications by Tracy Renewable Energy LLC for a General Plan Amendment to designate the 241-acre project site as Industrial (Exhibit 1) and for annexation of the 241-acre project site into the City of Tracy (Application Numbers GPA11-0004 and A/P11-0001); and

WHEREAS, On May 1, 2012, the City Council adopted Resolution No. 2012-075 approving the Mitigated Negative Declaration for the Tracy Desalination and Green Energy Project, in accordance with the requirements of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines; and

WHEREAS, Corporate City limit changes, including property annexation, are completed at Local Agency Formation Commission (LAFCo) based on a City application (petition to LAFCo); and

WHEREAS, The Planning Commission held a duly noticed public hearing on March 14, 2012 and recommended that the City Council approve the General Plan Amendment for the 241-acre Tracy Desalination and Green Energy Project site and authorize the petition to LAFCo for annexation of the 241-acre project site into the City of Tracy; and

WHEREAS, The City Council held a duly noticed public hearing on May 1, 2012 to consider the General Plan Amendment and annexation;

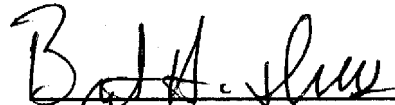
NOW, THEREFORE BE IT RESOLVED that the City Council hereby approves the General Plan Amendment to designate the 241-acre Tracy Desalination and Green Energy Project site as Industrial (Exhibit 1) and authorizes the petition to LAFCo for annexation of the 241-acre project site into the City of Tracy, Application Numbers GPA11-0004 and A/P11-0001.

* * * * *

Resolution 2012-076
Page2

The foregoing Resolution No. 2012-076 was adopted by the Tracy City Council on the 1st day of May 2012, by the following vote:

AYES:	COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

YCLERK'

RESOLUTION 2012-091

ADOPTING THE HOUSING ELEMENT NEGATIVE DECLARATION
AND THE 2009 - 2014 HOUSING ELEMENT

WHEREAS, In 2009, the City began the process of updating the Housing Element of its General Plan in compliance with State housing element law (Government Code Sections 65580 - 65589.8), and

WHEREAS, In April 2009, the City hired Veronica Tam and Associates to assist in the Housing Element update, and

WHEREAS, In April 2010, the City published a Draft Housing Element and conducted public meetings before the Planning Commission and City Council to receive public comments on the housing needs and policies of the Draft 2009-2014 Housing Element, and

WHEREAS, In advance of each of these meetings, notices were published in the local newspaper, and posted on the City's website, the community bulletin boards at the Community Center, the public library, and distributed via mail and email to all interested parties, and

WHEREAS, On June 22, 2010, the City submitted the Draft 2009-2014 Housing Element to the State Department of Housing and Community Development (HCD) for review pursuant to Government Code Section 65585, and

WHEREAS, On August 19, 2010, HCD published written comments on the Draft Housing Element, and

WHEREAS, On December 21, 2010 and March 1, 2011, the City Council conducted public meetings to review, receive public input, and provide direction regarding revisions to the Draft Housing Element in response to HCD comments, and

WHEREAS, On August 8, 2011, the City submitted a revised Draft 2009-2014 Housing Element to HCD for review pursuant to Government Code Section 65585 with revisions submitted on October 20, 2011, and

WHEREAS, On October 20, 2011, HCD published written findings, concluding that the 2009-2014 Housing Element substantially complies with State housing element law, and

WHEREAS, A Proposed Negative Declaration, including the Initial Study, was prepared for the 2009-2014 Housing Element pursuant to the provisions of the California Environmental Quality Act and was published and distributed for public review from January 30, 2012 to March 5, 2012 ("Negative Declaration"), and

WHEREAS, Based on the findings identified in the Negative Declaration, there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, and

WHEREAS, On March 14, 2012, the Planning Commission conducted a public hearing to review the Proposed Housing Element Negative Declaration and the 2009 -2014 Housing Element, and

WHEREAS, On May 15, 2012, the City Council conducted a public hearing to review the Proposed Housing Element Negative Declaration and the 2009- 2014 Housing Element;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Tracy as follows:

1. Negative Declaration

The City Council adopts the Negative Declaration.

2. Substantial Compliance with State Element Law

a. Determination by HCD

The City Council acknowledges that HCD has determined that the Draft Housing Element substantially complies with State housing element law pursuant to subsection (d) of section 65585 of the Government Code.

b. Determination by the City Council

In addition to the determination by HCD that the Draft Housing Element substantially complies with State housing element law, the City Council independently believes that the Draft Housing Element substantially complies with the State housing element law based on the findings set forth in Exhibit B. (Government Code, section 65585(f).)

3. Adoption of the Draft Housing Element

The City Council approves and adopts the Draft Housing Element dated April 2012 (attached as Exhibit C).

4. Submittal to HCD

Pursuant to Government Code Section 65585(9), the Director of Development and Engineering Services is hereby directed to promptly submit a certified copy of this Resolution to HCD.

* * * * *

The foregoing Resolution 2012-091 was passed and adopted by the Tracy City Council on the 15th day of May, 2012, by the following vote:

AYES:	COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

11J4- J -LL-l-

ATTEST:

Sandra Edwards
CITY CLERK

Exhibits: "A" - October 20, 2011 Correspondence from HCD
"B" - Findings of Substantial Compliance with State Housing Element Law
"C" - Draft Housing Element Dated May 2012

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RESOLUTION 2012-258

APPROVING A GENERAL PLAN MAP AMENDMENT FROM COMMERCIAL TO
RESIDENTIAL HIGH
FOR APPROXIMATELY 8.75 ACRES LOCATED AT
THE NORTHEAST CORNER OF VALPICO ROAD AND GLENBRIAR DRIVE, 501 E. VALPICO
ROAD (FORMERLY 2795 S. MACARTHUR DRIVE), ASSESSOR'S PARCEL NUMBERS 246-
140-13 AND 14
APPLICATION NUMBER GPA12-0001

WHEREAS, The site was designated Commercial in 1994 upon annexation to the City of Tracy, and

WHEREAS, The recent construction of the nearby Raley's commercial shopping center, the site's topography, and other conditions render the site less desirable or feasible for commercial development, and

WHEREAS, The site is appropriate for high density residential development due to its direct access to an arterial street (Valpico Road), proximity to existing retail and commercial services, and proximity to the ACE Station and local bus transit line, and

WHEREAS, The Project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 "Provide for a range of residential densities and products, including... higher-density apartments", and

WHEREAS, The Project is required by the public necessity, convenience and general welfare, and

WHEREAS, The City of Tracy Planning Commission conducted a public hearing on November 14, 2012 and recommended approval of the Project to the City Council, and

WHEREAS, On December 18, 2012, the Tracy City Council approved a Negative Declaration and Mitigation Monitoring and Reporting Program in accordance with the requirements of the California Environmental Quality Act for the Project, and

WHEREAS, On December 18, 2012, the Tracy City Council conducted a public hearing to review the Project;

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council approves the General Plan Amendment to redesignate the site from Commercial to Residential High.

Resolution 2012-258
Page2

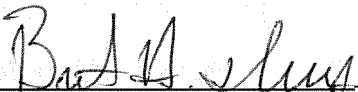
The foregoing Resolution 2012-258 was passed and adopted by the Tracy City Council on the 18th day of December 2012, by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, RICKMAN, YOUNG, • Ives

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2013-012

APPROVING A GENERAL PLAN AMENDMENT, THE MODIFIED ELLIS SPECIFIC PLAN, AND ANNEXATION OF THE ELLIS SITE, APPLICATIONS GPA11-0005; A/P11-0002; SPA11-0002

WHEREAS, On February, 1, 2012, the City of Tracy adopted a General Plan ("General Plan") which guides the growth of the City of Tracy (Resolution 2011-029); and

WHEREAS, A Final Environmental Impact Report (FEIR) (SCH# 2008092006) for the General Plan was certified in 2011, which considers the environmental consequences of the adoption of the General Plan and which included the adoption of a series of self-mitigating goals, policies, actions, and mitigation measures; and

WHEREAS, With certification of the FEIR in 2011, the City Council of the City of Tracy adopted a Statement of Overriding Considerations (Resolution No. 2011-028) for a number of unavoidable significant impacts identified within the General Plan FEIR, which is incorporated herein by reference; and

WHEREAS, Owner submitted applications in December 2011 to City regarding the Modified Ellis Specific Plan, a General Plan Amendment, and Annexation (Application No. GPA11-0005; A/P11-0002; SPA11-0002, hereinafter "Surland Applications"), and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the Surland Communities Amended and Restated Development Agreement and Ellis Specific Plan Applications (SCH No. 2012022023), was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA"), and approved by Resolution 2012-026; and

WHEREAS, The Ellis Specific Plan constitutes a comprehensive, long-term planning document consistent with the General Plan capable of guiding development within the planning area, and meets all requirements of the California Planning and Zoning Law and all other applicable Codes; and

WHEREAS, Pursuant to Tracy Municipal Code section 10.20.060(b), the Modified Ellis Specific Plan is consistent with the City's General Plan and adequately shows the infrastructure needed to support the land uses described in the Plan. Detailed plans and technical studies have been completed that show how such infrastructure will be funded and implemented; and

WHEREAS, The adoption of the Specific Plan is in the public interest, in general, and specifically in the interests of the City and residents within the Tracy Planning Area; and

WHEREAS, The Ellis Specific Plan is consistent with the goals and policies of the General Plan and with the purposes, standards and land use guidelines therein; and

WHEREAS, The Ellis Specific Plan will help to achieve a balanced community of all races, age groups, income levels and ways of life by providing for a mix of housing types; and

Resolution 2013-012
Page 2

WHEREAS, The Ellis Specific Plan will retain a sense of small town and ensure minimal impact occurs to the existing community, consistent with the intent of the General Plan; and

WHEREAS, The Ellis Specific Plan with its Village Center together with its commercial, industrial, and office uses create a major employment node, thereby enabling local residents to work and shop within the Tracy Planning Area; and

WHEREAS, On December 19, 2012, the Planning Commission, following a duly noticed public hearing, in accordance with state law, considered and recommended to City Council approval of the Surland General Plan Amendment, Ellis Specific Plan and Annexation/Pre-Zoning applications.

, NOW, THEREFORE, BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. The Final Environmental Impact Report ("FEIR") for the Ellis Specific Plan (SCH No. 2012022023), approved by Resolution 2012-026, and incorporated herein by reference, was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA").
3. General Plan Amendment Approval. The City Council approves the General Plan Amendment GPA11-0005.
4. Specific Plan Approval. The City Council approves the Modified Ellis Specific Plan SPA11-0002.
5. Pre-Annexation and Pre-Zoning. The City Council pre-zones the site in accordance with the Modified Ellis Specific Plan and further approves that the City petition LAFCO for annexation of the property.
6. Effective Date. This resolution shall be effective immediately.

* * * * *

Resolution 2013-012
Page 3

The foregoing Resolution 2013-012 was adopted by the Tracy City Council on the 22nd day of January, 2013, by the following vote:

AYES:	COUNCIL MEMBERS: MANNE, MACIEL, RICKMAN, YOUNG, IVES
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

\MM\!a\JusTh\m,
ITY CLERK

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RESOLUTION 2013-030

APPROVING A GENERAL PLAN MAP AMENDMENT
FROM COMMERCIAL TO RESIDENTIAL HIGH FOR APPROXIMATELY 10.8 ACRES
LOCATED ON THE NORTH SIDE OF PAVILION PARKWAY,
AT THE NORTHWEST CORNER OF PAVILION PARKWAY AND
ROBERTSON DRIVE, ASSESSOR'S PARCEL NUMBERS 212-280-02 AND 15
APPLICATION NUMBER GPA12-0002

WHEREAS, The site was designated Commercial by the General Plan in 2007 as part of the Winco project, and

WHEREAS, An application has been initiated to amend the General Plan designation of the site from Commercial to Residential High as part of a development application to construct a 300-unit apartment project on the site, and

WHEREAS, The subject property is well suited for high density residential development because of its close proximity to a grocery store, retail and consumer services, recreational opportunities, employment, and access to 1-205, and

WHEREAS, The project represents an infill site in the City, promotes a compact development pattern, minimizes consumption of open space lands and resources, and provides for high-density housing opportunities which assist the City in achieving housing goals established in the City's General Plan Housing Element, and

WHEREAS, The project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 ("Provide for a range of residential densities and products, including...higher-density apartments"), and

WHEREAS, Although the Commercial General Plan designation provides for residential apartments, the amendment to Residential High will more specifically reflect the proposed residential land use of the site, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on January 23, 2013 and recommended approval of the General Plan Amendment to the City Council, and

WHEREAS, On February 19, 2013, the City Council conducted a public hearing to review the General Plan Amendment, and

WHEREAS, On February 19, 2013, the City Council approved an Addendum to the Winco Environmental Impact Report (SCH#2003102045) for the project;

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council approves the General Plan designation amendment from Commercial to Residential High for the 10.8-acre site described above.

The foregoing Resolution 2013-030 was adopted by the Tracy City Council on the 19th day of February, 2013, by the following vote:

AYES:	COUNCIL MEMBERS: MACIEL, MANNE, YOUNG, IVES
NOES:	COUNCIL MEMBERS: RICKMAN
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

1) AL4.1 & A4 -
MAYOR

ATTEST:

Sandra Edwards
CITY CLERK

RESOLUTION 2013- 144

APPROVING A GENERAL PLAN AMENDMENT, THE CORDES RANCH SPECIFIC PLAN, AND PETITION FOR ANNEXATION OF THE CORDES RANCH SITE INTO THE CITY OF TRACY, APPLICATION NUMBERS GPA13-0002 AND A/P13-0001

WHEREAS, On February 1, 2011, the City of Tracy adopted a General Plan ("General Plan"), which guides the growth of the City of Tracy (Resolution 2011-029); and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the General Plan (SCH# 2008092006) was certified in 2011, which considered the environmental consequences of the adoption of the General Plan and included the adoption of a series of self-mitigating goals, policies, actions, and mitigation measures; and

WHEREAS, With certification of the FEIR in 2011, the City Council of the City of Tracy adopted a Statement of Overriding Considerations (Resolution No. 2011-028) for a number of unavoidable significant impacts identified within the General Plan FEIR, which is incorporated herein by reference; and

WHEREAS, The General Plan establishes areas for future growth, and identifies one of those areas as Urban Reserve 6, otherwise known as the Cordes Ranch site; and

WHEREAS, Applications were submitted to the City of Tracy for the Cordes Ranch Specific Plan, a General Plan Amendment, and Rezoning/Annexation (Application Numbers GPA13-0002 and A/P13-0001); and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the Cordes Ranch Specific Plan (and related applications) (SCH No. 2011122015) was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA") and recommended for City Council approval by Planning Commission Resolution No.2013-0014; and

WHEREAS, The Cordes Ranch Specific Plan constitutes a comprehensive, long-range planning document consistent with the General Plan and capable of guiding development within the planning area, and meets all requirements of the California Planning and Zoning Law and all other applicable codes; and

WHEREAS, Pursuant to Tracy Municipal Code section 10.20.060(b), the Cordes Ranch Specific Plan is consistent with the City's General Plan, adequately describes all the infrastructure needed to support the land uses described in the Specific Plan, including detailed plans and technical studies that show how infrastructure will be funded and implemented, and otherwise meets all requirements of the California Planning and Zoning Law and all other applicable codes; and

WHEREAS, The adoption of the Cordes Ranch Specific Plan is in the public interest, in general, and specifically in the interests of the City and residents within the Tracy Planning Area; and

WHEREAS, The Cordes Ranch Specific Plan is consistent with the goals and policies of the General Plan and with the purposes, standards and land use guidelines therein; and

WHEREAS, The Cordes Ranch Specific Plan creates a major employment area within the Tracy Planning Area, increasing the local employment opportunities for City residents; and

WHEREAS, On July 30, 2013, the Planning Commission, following a duly noticed public hearing, in accordance with State law, considered and recommended to City Council approval of the Cordes Ranch Specific Plan, General Plan Amendment, and the Rezoning and Annexation of the Cordes Ranch Specific Plan site,

NOW, THEREFORE BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. The Final Environmental Impact Report ("FEIR") for the Cordes Ranch Specific Plan (SCH No. 2011122015, certified City Council by Resolution No. 2013-143 , and incorporated herein by this reference) was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA").
3. General Plan Amendment Approval. The City Council hereby approves a General Plan Amendment GPA13-0002, as attached to the September 3, 2013 Staff Report as Attachment "B".
4. Specific Plan Approval. The City Council hereby approves the Cordes Ranch Specific Plan, as attached to the September 3, 2013 City Council Staff Report as Attachment "A".
5. Petition for Annexation. The City Council hereby approves the preparation by City Staff and submission to the San Joaquin County Local Agency Formation Commission of a petition for annexation to the City of the Cordes Ranch Specific Plan area pursuant to the applicable requirements of the Cortese-Knox-Hertzberg Act and the California Government Code.
6. Effective Date. This resolution shall be effective immediately.

The foregoing Resolution 2013- 144 was passed and adopted by the City Council of the City of Tracy on the 3rd day of September 2013, by the following vote:

AYES:	COUNCIL MEMBERS:	MA'CIEL, MANNE, RICKMAN, YOUNG, IVES
NOES:	COUNCIL MEMBERS:	NONE

ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

J3J -

Mayor

ATTEST:

MM, Mu; cwh
City

RESOLUTION 2014-017

APPROVING A GENERAL PLAN LAND USE DESIGNATION AMENDMENT OF A 10-ACRE SITE IN THE LYON CROSSROADS SUBDIVISION APN 238-040-07 FROM PUBLIC FACILITIES TO RESIDENTIAL LOW THE APPLICANT AND OWNER IS WILLIAM LYON HOMES INCORPORATED-APPLICATION NUMBER GPA13-0003

WHEREAS, The subject property consists of a 10-acre parcel in the Lyon Crossroads Planned Unit Development area and the 10-acre site is designated for a public school, and

WHEREAS, The subject property has a General Plan land use designation of Public Facilities, which permits uses such as public schools, civic, cultural, recreational, community, and health facilities, and

WHEREAS, A school has not been built on the subject property, and

WHEREAS, The City received a request to amend the General Plan land use designation of the subject site from Public Facilities to Residential Low, which permits uses such as single-family homes, places of worship, schools, parks and recreational facilities, fire stations, libraries, day care facilities, and community centers, and

WHEREAS, A public school is permitted under the Public Facilities and Residential Low General Plan land use designations, and

WHEREAS, Development of the site for uses other than a public school requires an amendment to the Lyon Crossroads Planned Unit Development as well as a tentative subdivision map application, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on January 8, 2014, recommending approval of the proposed amendment, and

WHEREAS, The project is exempt from the California Environmental Quality Act per Section 15162 pertaining to projects with a certified Environmental Impact Report where the project does not propose substantial changes that will result in a major revision of the previous Environmental Impact Report, and the project does not propose additional environmental impacts that were not analyzed in General Plan Environmental Impact Report certified on February 1, 2011;

NOW, THEREFORE, BE IT RESOLVED, That City Council does hereby approve an amendment to the General Plan land use designation of the 10-acre site in the Lyon Crossroads subdivision from Public Facilities to Residential Low.

* * * * *

Resolution 2014-017

Page 2

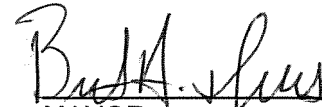
The foregoing Resolution 2014-017 was passed and adopted by the Tracy City Council on the 4th day of February, 2014 by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, MANNE, RICKMAN, YOUNG, IVES

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2014-183

APPROVING A GENERAL PLAN LAND USE DESIGNATION AMENDMENT OF A 10.15-ACRE SITE FOR THE BARCELONA INFILL SUBDIVISION (APNS 240-520-44 AND 240-390-33) FROM PUBLIC FACILITIES TO RESIDENTIAL LOW. THE APPLICANT AND OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER GPA14-0003

WHEREAS, The subject property consists of a 10.15-acre parcel in the Sterling Park and San Marco Planned Unit Developments, and the 10.15-acre site is designated for a public school, and

WHEREAS, The subject property has a General Plan land use designation of Public Facilities, which permits uses such as public schools, civic, cultural, recreational, community, and health facilities, and

WHEREAS, A school has not been built on the subject property, and

WHEREAS, The City received a request to amend the General Plan land use designation of the subject site from Public Facilities to Residential Low, which permits uses such as single-family homes, places of worship, schools, parks and recreational facilities, fire stations, libraries, day care facilities, and community centers, and

WHEREAS, A public school is permitted under the Public Facilities and Residential Low General Plan land use designations, and

WHEREAS, Development of the site for uses other than a public school requires an amendment to the Sterling Park and San Marco PUDs as well as a tentative subdivision map application, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on September 24, 2014, and recommended City Council approval of the General Plan amendment, and

WHEREAS, The project is exempt from the California Environmental Quality Act per Section 15162 pertaining to projects with a certified Environmental Impact Report where the project does not propose substantial changes that will result in a major revision of the previous Environmental Impact Report, and the project does not propose additional environmental impacts that were not analyzed in General Plan Environmental Impact Report certified on February 1, 2011;

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council does hereby approve an amendment to the General Plan land use designation of the 10.15-acre site known as the Barcelona Infill Subdivision from Public Facilities to Residential Low.

Resolution 2014-183

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The foregoing Resolution No. 2014-183 was passed and adopted by the Tracy City Council on the 21st day of October, 2014, by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, MANNE, RICKMAN, YOUNG, IVES

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

6' & .--: fc4 -----, 1
INTERIM CITY CLERK

RESOLUTION 2016-004

RECITING THE FACT OF THE SPECIAL ELECTION HELD ON DECEMBER 8, 2015,
DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW

WHEREAS, a Special Election was held and conducted in the City of Tracy,
California, on Tuesday, December 8, 2015, as required by law; and

WHEREAS, notice of the election was given in time, form, and manner as provided by
law; that voting precincts were properly established; that election officers were appointed and that
in all respects the election was held and conducted and the votes were cast, received and
canvassed and the returns made and declared in time, form and manner as required by the
provisions of the Elections Code of the State of California for the holding of elections in general
law cities; and

WHEREAS, pursuant to Tracy City Council Resolution 2015-162 adopted on
September 15, 2015, the County Elections Department canvassed the returns of the election and
has certified the results per Elections Code section 10264. The results are attached and made a
part hereof as Exhibit A.

NOW, THEREFORE, the Tracy City Council does resolve, declare, d termine, and
order as follows:

SECTION 1. That the measure voted upon at the election was as follows:

Measure K - Shall an ordinance be adopted establishing a new Active Adult Residential Allotment Program in the City's Municipal Code; exempting such program from the City's Growth Management Ordinance; and allocating 600 Active Adult Residential Allotments to property located at the southeast corner of Corral Hollow and Valpico Roads?	YES
	NO

SECTION 2. That as a result of the election the majority of the voters voting on
Measure K voted in favor (78.23%) and 21.77% voted against. Therefore, the measure was
carried, and shall be deemed adopted and ratified.

SECTION 3. That the City Clerk shall enter on the records of the Tracy City Council, a
statement of the results of the election showing the (1) the whole number of ballots cast in the
City; (2) the measure voted upon; (3) the number of votes given at each precinct for and against
the measure; (6) the total number of votes given for and against the measure.

SECTION 4. That the ordinance shall take effect 10 days after the adoption of this
resolution.

Resolution 2016-004
Page 2

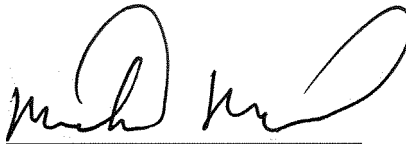
The foregoing Resolution 2016-004, was passed and adopted by the Tracy City Council on the 5th day of January, 2016, by the following vote:

AYES: COUNCIL MEMBERS: VARGAS, YOUNG, RICKMAN, MACIEL

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: MITRACOS


MAYOR

A
CITY ERK

RESOLUTION 2015-162

RESCINDING RESOLUTION 2015-144 AND DIRECTING THAT A PROPOSED ORDINANCE
BE SUBMITTED TO THE VOTERS AT A SPECIAL ELECTION TO BE HELD ON
DECEMBER 8, 2015 AND APPROPRIATING
\$275,776 FROM THE CITY'S GENERAL FUND FOR THE COSTS ASSOCIATED WITH
VERIFYING SIGNATURES AND HOLDING THE SPECIAL ELECTION

WHEREAS, on June 4, 2015, proponents Eugene Birk, Wayne Schneider, and Carl Roy Hawkins, filed in the City Clerk's Office a Notice of Intent to Circulate Petition for the purpose of adopting an initiative measure; and

WHEREAS, on July 20, 2015, the initiative petitions were filed in the Office of the City Clerk; the total number of raw signatures submitted by the proponents was 8,235; the total number of Random Sample signatures verified by the San Joaquin County Registrar of Voters was 500 and the total number of sufficient signatures was 397 (79.400%), valid signatures percentage required for Sample Verification 67.524%; and

WHEREAS, the minimum number of 5,087 (61.38.5%) signatures required to call a special election was met; and

WHEREAS, on September 1, 2015 the City Council adopted Resolution 2015-144 ordering a special election be held on December 1, 2015; and

WHEREAS, Since that time, it has been determined that the special election should be held on December 8, 2015 rather than December 1, 2015.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. Resolution 2015-144 is rescinded.

SECTION 2. A special election is ordered to be held on Tuesday, December 8, 2015, to submit the following question to the qualified electors of the City of Tracy:

Shall an ordinance be adopted establishing a new Active Adult Residential Allotment Program in the City's Municipal Code; exempting such program from the City's Growth Management Ordinance; and allocating 600 Active Adult Residential Allotments to property located at the southeast corner of Corral Hollow and Valpico Roads?	YES
	NO

SECTION 3. The proposed complete text of the ordinance submitted to the voters is attached as Exhibit A.

SECTION 4. The City Council appropriates \$275,776 from the City's General Fund to the City Clerk's election account to pay for the estimated cost of verifying signatures on the petitions and for holding the special election.

SECTION 5. The measure shall pass by 50% + 1.

Resolution 2015-162
Page 2

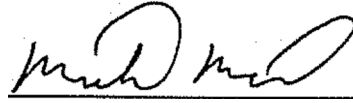
The foregoing Resolution 2015-162, was passed and adopted by the Tracy City Council on the 15th day of September, 2015, by the following vote:

AYES: COUNCIL MEMBERS: RICKMAN, VARGAS, YOUNG, MACIEL

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: MITRACOS


MAYOR

ATTEST: 
CITY CLERK

11

THE FOREGOING DOCUMENT IS CERTIFIED
TO BE A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

CITY CLERK, CITY OF TRACY
BY: 
DATE: 9/16/15

RECEIVED
CITY **CLERK'S** OFFICE
2015 JUN -4 PH I: 44
CITY OF TRACY
TRACY . CA

We, the People of the City of Tracy, do hereby find, determine, resolve, adopt and ordain as follows:

SECTION I. Purpose, Intent, Findings and Declnrations.

(11) We, the undersigned, registered, qualified voters of California, resident of the City of Tracy, hereby propose resolution, ordinance and related actions relating to active adult residential development, and petition you to immediately submit this Initiative Measure to the City Council for submission to the voters of the City of Tracy at a special election pursuant to Elections Code section 9214, or the next regular municipal election for which it qualifies.

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(b) For individuals aged 55 and older, very few residential opportunities currently exist in Tracy with on-site amenities, the ability to connect with peers in a social setting and a recreation-at-home lifestyle. This Initiative Measure is intended to facilitate the development of quality, safe, senior /active adult housing(also referred to in this Initiative Measure as "Active Adult Residential" or "AAR") communities within Tracy, which will promote a lifestyle, a "place," and welcoming community for those older individuals encompassed by the protections of California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations (hereinafter referred to as "Active Adults"). This Initiative Measure also amends the General Plan, Tracy Municipal Code and other controlling local laws to adopt a process whereby proponents of Active Adult Residential projects (the property) may obtain Active Adult Residential Allotments, separate from the City's Growth Management Ordinance, but only when all of the following take place:(i) the Active Adult Residential Allotments are approved (adopted) through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) for a particular piece of property, (ii) City-involved planning decisions are made approving the project (with full City discretion), and (iii) the project is restricted by the property developer to Active Adult residents. Finally, this Initiative Measure reclassifies a vacant property, known as Urban Reserve 9, as an Area of Special Consideration under Tracy's General Plan intended for low-density residential uses, and sets up a program by which a limited number of Active Adult Residential Allotments could be issued to this area if: (i) Approval by the City of a specific plan for the property (with the City retaining full discretion and authority over that specific plan process and approval) takes place; and (ii) Restriction of the property by the municipality to Active Adult development, as encompassed by California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations, takes place.

(c) The growing number of older citizens present a unique and important housing opportunity for any community: Many are still active in the workplace, some are retired, and some are employed but not part of traditional work patterns (including traditional workforce commute patterns). This diversity of retirement timelines has caused significant housing shifts from patterns established by previous generations. Active Adult communities often have a population density (occupants per dwelling unit) of approximately half that of typical, market-rate, single family detached residential subdivisions. Consistent with such higher retirement levels and reduced population counts, these communities generally have fewer vehicular trips (particularly during peak employment-related commute periods), and hence create fewer impacts on traffic and the local transportation network. Likewise, such communities generally do not have resident school-aged children and therefore impose fewer burdens on local public school systems. Further, these age-restricted developments have lower water and sewer demands, and overall lower impacts on public services and facilities. In short, Active Adult communities do not result in the same impacts as typical residential subdivisions. Finally, Active Adult communities create positive benefits for the community, including providing new sources of skilled and experienced workers for local businesses, volunteers for civic organizations and nonprofits, and new consumers desirous of supporting local businesses.

(d) Consistent with controlling law, promoting Active Adult housing will help to satisfy projected regional housing needs. In the future, qualifying senior/Active Adult Residential projects could be developed as small, medium or large master planned communities which may consist of a mix of residential densities and housing types at low, medium and high densities, or residential mixed-use developments. This measure is intended to facilitate planned residential developments at a range of affordability and housing type levels in order to accommodate the growing housing needs of older citizens, and provide new land for open space, trails, and recreational amenities. It also ensures that the development of AAR communities occurs in an approved and orderly fashion by limiting the number of Active Adult Residential Allotments that can occur separate from the City's Growth Management Ordinance,

(f) Under this Initiative Measure, new development on the property within the area formerly known as Urban Reserve 9, as well as future properties that qualify for Active Adult Residential Allotments through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222), will be subject to environmental review under the California Environmental Quality Act, will be subject to discretionary processes under Planning and Zoning law, the Subdivision Map Act, and all other controlling federal, state and local law, will require developer restriction on the property comprising the residential development to Active Adult in order to operate separate from the City's Growth Management Ordinance, will require public review and input, and involve and require discretionary City consideration through the City's normal entitlement and approval processes,

(l) This Initiative Measure is not intended to impede the provision of new Active Adult housing on property that does not wish to secure Active Adult Residential Allotments, is not intended to provide the exclusive means of providing new Active Adult housing, and shall not be construed as imposing any new restrictions or requirements on the development of senior housing that is otherwise conforming to California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations, the City's General Plan, Municipal Code, Growth Management Ordinance and all other applicable rules and regulations. In other words, this Initiative Measure only seeks to facilitate generally the development of property for communities for Active Adults within Tracy, to reclassify a specific identified piece of vacant property as an Area of Special Consideration where Active Adult development could be encouraged, and establishes a program by which a limited number of Active Adult Residential Allotments could be issued to the property comprising this area if a Specific Plan for development of that property is approved by the City and the property and its development are age-restricted by the property developer. This Initiative Measure does not change the status quo for other properties or for developers of other types of age-qualified housing on other properties in Tracy, which shall remain regulated by the City's Growth Management Ordinance.

SECTION 2. General Plan Amendments.

(n) We, the people of the City of Tracy, do hereby amend the City of Tracy General Plan, as set forth in this Section 2. This Initiative Measure neither amends nor deletes existing General Plan text by implication; no amendments are made expressly as follows: when new text is added to the General Plan by this Initiative Measure, that new text is shown as underscored (i.e., new text). When existing General Plan text is deleted by this Initiative Measure, that deleted text is shown as struck through (i.e., ~~deleted~~). Additionally, amendments to the General Plan effectuated by this Initiative Measure are cited by Element or other relevant major section of the General Plan, and then the particular Exhibits, Figures, Objectives, Goals, Policies, and/or Actions that are being added, deleted or revised, and the approximate page in the existing General Plan where the text before revision resides. Inaccuracies in citation shall not nullify the amendments effectuated by this Initiative measure.

(h) The following amendments are hereby made to the City of Tracy General Plan:

(l) The first paragraph of Section A.2 of the Land Use Element at page 2-9, "Growth Management Ordinance," is hereby amended to read as follows:

The City of Tracy adopted a residential Growth Management Ordinance (GMO) in 1987, which was amended in 2000 by the voter-initiated Measure A. In general terms, the goal of the GMO is to achieve a steady and orderly growth rate that allows for the adequate provision of services and community facilities, and includes a balance of housing opportunities. Under the GMO, builders must obtain a Residential Growth Allotment (RGA) in order to secure a residential building permit. The GMO limits the number of RGAs and building permits to an average of 600 housing units per year for market rate housing, with a maximum of 750 units in any single year. There are exceptions for affordable housing.¹ The GMO shall not apply to Active Adult Residential (AAR) property that has secured "Active Adult Residential Allotments" through a ballot measure in accordance with the Elections Code including without limitation sections 9214, 9215, 9222, and pursuant to Chapter 10.18 of the City's Municipal Code. The initiative measures that set such Active Adult Residential Allotments for a particular property may set the annual number of building permits that may be issued for such particular property, thereby setting the maximum annual rate of potential development of such property's senior housing that is otherwise conforming to California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act and Title 24 of the California Code of Regulations and the City's General Plan. Active Adult development that does not seek Active Adult Residential Allotments, pursuant to Chapter 10.18 of the Municipal Code shall be subject to the GMO

Implementation of the GMO to meet the goals and policies of the General Plan, including concentrated growth, infill development, and affordable housing are high priorities, is through the Growth Management Ordinance Guidelines, which are adopted by resolution of the City Council. The GMO Guidelines include a map that establishes an "RGA Eligibility Area" showing the area where property owners are eligible to apply for RGAs. The Guidelines also include specific qualitative and quantitative criteria for the allocation of RGAs with said criteria periodically updated as provided by the resolution.

(2) Section A.2 of the Land Use Element at page 2-9, "Growth Management Ordinance," footnote I, second paragraph, is hereby amended to read as follows:

[FN] Through implementation of this General Plan and the GMO, Tracy is projected to have a population of approximately 109,000 people in the year 2025. This number is based on an estimate of the number of residential units allowed per year multiplied by the number of years multiplied by the

number of people per residential unit (units x years x people per unit), and adding that to the population of Tracy in 2000, which was approximately 57,000 people, according to the US Census.

Between the years 2000 and 2025, the number of residential units allowed under the City's Growth Management Ordinance is 15,000 units (600 per year times 25 years). Exceptions to allow for additional affordable housing ~~is not~~ included. The General Plan Housing Element III.111 has a target of 1,200 affordable units during this same time period, which in addition to the number of units allowed under the Growth Management Ordinance would bring the total number of units to 16,200, resulting in an additional 52,000 people (using a multiplier of 3.21 persons per household), or a total population of 109,000 in the year 2025. Finally, the General Plan recognizes and authorizes Chapter 10.18 of the City's Municipal Code to exempt from the Growth Management Ordinance Active Adult Residential property that has received Active Adult Residential Allotments through a ballot measure (in accordance with the Elections Code, including without limitation sections 9214, 9215, 9222). Because Active Adult Residential units are generally of lower density than non-Active Adult market-rate housing (to be conservative, an assumption of 2.0 persons per household is used) and because currently 600 Active Adult Residential Allotments have been authorized through a ballot measure for the property/area formerly known as Urban Reserve 9 (and is now referred to as the Tracy Village property) which is designated "Residential Low" under the General Plan, these additional units would result in an additional 1,200 people, for a total projected population of 110,200 in the year 2025.

(3) Table 2-2 of the Land Use Element at page 2-14, "General Plan Land Use Designations (City Limits and SOI)" is hereby amended to re-designate land from Urban Reserve to Residential Low as follows:

Table 2-2 General Plan Land Use Designations (City Limits and SOI)			
Land Use Designation	City Limits (Acres)	SOI (Acres)	Total
Residential Very Low	193	266	459
Residential Low	3,583		3,776
Residential Medium	1,503	29	1,532
Residential High	217	31	248
TR-Ellis		287	287
Commercial	766	498	1,263
Office	544		544
Downtown	116		116
<u>Village Center</u>	123	8	131
Industrial	2,282	1,733	4,015
Urban Reserve	172	3,738	4,410
Public Facilities	990	66	1,057
Park	251	516	767
<u>Open Space</u>	81	3,469	3,551
<u>Aggregate</u>	10	163	172
<u>Agriculture</u>		916	916
1. Acreages have been rounded. 2. Information about the land use mix envisioned for areas with Urban Reserve designations are provided in the descriptions and statistical profiles on pp. 54-87. 3. Table has been updated under Amendment.			

(4) Figure 2-2 of the Land Use Element at page 2-15 (General Plan Land Use Designations) is hereby amended by this Initiative Measure to reflect the re-designation of "Urban Reserve 9" to "Residential Low." An enlarged portion of Figure 2-2 of the Land Use Element at page 2-15 (General Plan Land Use Designations), as amended by this Initiative Measure, is attached to this Initiative Measure as *Attachment 11B*, and is incorporated herein by this reference as if set forth herein in full, in order to show in diagram form the location and re-designation of "Urban Reserve 9" to "Residential Low."

(5) Section C of the Land Use Element at page 2-38 is hereby amended to add Policy PS under Objective LU-1.4, as follows:

Policy PS: The City shall encourage Active Adult communities to meet the needs of an aging population and to offer a variety of housing and recreational choices as part of its effort to promote equal housing opportunities in the City's housing market for all age ranges.

(6) Figure 2-4 of the Land Use Element at page 2-52 (Areas of Special Consideration) is hereby amended by this Initiative Measure to include a new Area of Special Consideration No. 11, Tracy Village Specific Plan Area, located as more particularly shown on *Attachment 11B* to this Initiative Measure, which is attached hereto and is incorporated herein by this reference as if set forth herein in full.

(7) Section D of the Land Use Element (Areas of Special Consideration) at page 2-59 is hereby amended to include the following new Area of Special Consideration No. 11, Tracy Village Specific Plan Area, as follows:

11. Tracy Village Specific Plan Area

The Tracy Village Specific Plan Area property is a single rectangular shaped parcel comprising approximately 134 acres located on Valpico Road just east of Comstock Road and is the area formerly known as Urban Reserve 9. The property is currently outside of the City's territorial limits, but is within its sphere of influence and is adjacent to the City on two sides. The property is currently undeveloped and used for agricultural uses, and is surrounded on three sides by existing residential neighborhoods. The vision for this property is a low-density master-planned residential community. This property has the potential to facilitate and promote an "active adult" lifestyle, a "place" for our older citizens, a welcoming community for those individuals encompassed by the protections of California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations. It is anticipated that future development on the site will be governed by the Tracy Village Specific Plan (which will establish specific zoning criteria and permitted uses, including the creation of park and recreational amenities, consistent with the goals and policies of the General Plan. This General Plan allows and encourages but does not require active adult development. The property was allotted six hundred (600) Active Adult Residential Allotments by initiative measure, subject to certain prerequisites. Two primary prerequisites to the availability and use of those 600 Active Adult Residential Allotments on the Tracy Village Specific Plan Area property set by that initiative measure are: (i) Approval by the City of a specific plan for the property (with the City retaining full discretion and authority over that specific plan process and approval); and (ii) Restriction of the property by the owner to active adult development encompassed by California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations. Pursuant to that initiative measure, if either of those prerequisites are not satisfied, the six hundred (600) Active Adult Residential Allotments shall not be available to the Tracy Village Specific Plan Area property, and instead the Tracy Village Specific

Plan Area property shall be subject to the City's Growth Management Ordinance (GMO). Additionally, that initiative measure set a maximum annual issuance of two-hundred (200) building permits for habitable structures.

(8) Section E.9 of the Land Use Element at page 2-78 is hereby amended to read as follows:

[The Urban Reserve 9 General Plan designation has been deleted and replaced with the "Residential Low" General Plan designation as shown in Figure 2-2, General Plan Land Use Designations.]

Urban Reserve 9

located in the east of Corral-Wolfow-Road to the south of the intersection of the Highway 99 and Highway 101. The Urban Reserve 9 is located in the unincorporated area of the City of Tracy, California.

The Urban Reserve 9 is located in the unincorporated area of the City of Tracy, California. The Urban Reserve 9 is located in the unincorporated area of the City of Tracy, California.

The Urban Reserve 9 is located in the unincorporated area of the City of Tracy, California. The Urban Reserve 9 is located in the unincorporated area of the City of Tracy, California.

The Urban Reserve 9 is located in the unincorporated area of the City of Tracy, California. The Urban Reserve 9 is located in the unincorporated area of the City of Tracy, California.

(9) Table 2-11 of the Land Use Element at page 2-79, "Statistical Profile: Urban Reserve 9," is hereby deleted in its entirety:

TABLE 2-11 STATISTICAL PROFILE: URBAN RESERVE 9					
Category	Area	Population	Percentage	Assessment	Notes
Urban Reserve 9	48	44%	4.4%	2-H	
Residential Medium Density	1-9	34%	9		
Urban High Density	+7-	-14			TM
Urban Low Density	-8				
Urban Very Low Density	-HO	-1.1%			800-111

Deeds of the City of Tracy, California, shall be subject to the City's Growth Management Ordinance (GMO). Additionally, that initiative measure set a maximum annual issuance of two-hundred (200) building permits for habitable structures.

SECTION 3. Amendments to the City of Tracy's Municipal Code and Zoning Ordinance.

(a) We, the people of the City of Tracy, do hereby amend the City of Tracy's Municipal Code, as set forth in this Section 3. This Initiative Measure neither amends nor deletes existing City of Tracy Municipal Code text by implication; all amendments are made expressly as follows: when new text is added to the City of Tracy Municipal Code by this Initiative, that new text is shown as underscored (i.e., new text). When existing Municipal Code text is deleted by this Initiative that deleted text is shown as struck through (i.e., ~~deleted text~~). Additionally, amendments to the City of Tracy Municipal Code effectuated by this Initiative are cited by chapter, section and/or other relevant demarcation in the City of Tracy Municipal Code, and then the particular Exhibits, Figures, Objectives, Goals, Policies, and/or Actions that are being added, deleted or revised. Inaccuracies in citation shall not nullify the amendments effectuated by this Initiative Measure.

(b) We, the people of the City of Tracy, do hereby adopt the following new Section 10.12.021, added to Chapter 10.12, Residential Growth Management Plan, of the City of Tracy's Municipal Code, to read as follows:

10.12.021- Exemption For Certain Active Adult Residential Uses.

(a) Residential development on property that has obtained Active Adult Residential Allotments pursuant to Chapter 10.18 of the Municipal Code is unlike typical residential property in important ways. The senior housing development on such property generates fewer vehicular trips resulting in improved air quality over typical residential subdivisions, imposes fewer burdens on local public school systems and public services, creates lower demand for athletic fields and has lower water and sewer demands. Such AA R communities are also recognized as providing a new source of skilled and experienced volunteers for civic organizations and nonprofits as well as supporting local businesses and creating additional community benefits such as parks and other recreational amenities.

(b) For these reasons, the development of property that has been allocated "Active Adult Residential Allotments" through a ballot measure (in accordance with the Elections Code including without limitation sections 9214, 9215, 9222) are not subject to this GMO or the GMO Guidelines and shall not require any residential growth allotment under the GMO. In addition, new AA R units constructed with Active Adult Residential Allotments shall not be counted against the annual residential growth allotment under this chapter. Finally, the term "residential building permits" as set forth in section 10.12.110 of this chapter shall be construed as meaning only residential building permits for residential units which have not been allotted Active Adult Residential Allotments through the initiative process and chapter 10.18 of the Tracy Municipal Code.

(c) We, the people of the City of Tracy, do hereby adopt the following new Chapter 10.18, Active Adult Residential Allotments, to the City of Tracy Municipal Code, to read as follows:

Chapter 10.18 Active Adult Residential Allotments

Article I. General Provisions

10.18.010. Authority and reference to chapter.

This chapter 10.18 of the Tracy Municipal Code may be referred to as "Active Adult Residential Allotment Ordinance" (also referred to as "AAR Allotments").

10.18.020- Purpose.

The purpose and intent of this chapter is to facilitate the General Plan goal of developing Active Adult Residential communities within the City of Tracy by creating a process whereby Active Adult Residential Allotments (AAR Allotments) may be allocated to specific properties within the City of Tracy through the initiative process separate from the City's Growth Management Ordinance.

10.18.030-Definitions

Unless otherwise provided in this chapter, the definitions set forth in chapter 10.08 (Zoning Regulations), chapter 12.08 (Subdivision Ordinance), and title 9 (Building Regulations) of this Code shall apply to this chapter. In the event that the definitions or provisions of the Zoning Regulations, the Subdivision Ordinance, or the Building Regulations, or any other provisions of this Code conflict with any provisions of this chapter, then this chapter shall control to the extent necessary to administer and effectuate the purpose of this chapter.

Article 2. Active Adult Residential Allotments.

10.18.040- Limitations.

AAR Allotments shall be allocated in accordance with this chapter and through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) as required by this chapter. Once allotted through such initiative process to a particular property, such AAR shall not be transferred to any other property.

Article 3. Implementation.

10.18.050 -- Requirements

(a) An Active Adult Residential Allotment (or residential growth allotment, for projects which do not have Active Adult Residential Allotments) shall be required for any dwelling unit to be constructed on property as a condition of issuance of building permits. Prior to the issuance of building permits for the development of AAR units pursuant to this chapter applicants shall demonstrate to the satisfaction of the City of Tracy's Director of Development and Engineering Services that such units are subject to a Specific Plan or Planned Unit Development Permit that establish dwelling unit and population density, design, and neighborhood compatibility standards, including but not limited to the following: (1) the maximum and minimum number of residential units allowed and the overall number of people per unit; (2) the density ranges allowed in terms of dwelling units per acre; and (3) the maximum and minimum numbers of each such residential housing type; (4) the criteria that will be used to establish the location/mix of residential design and housing types; and (5) the park and recreational uses. In addition, in order for a property awarded AAR Allotments through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) to use such AAR Allotments, pursuant to the AAR Allotment process set forth in this chapter, residential occupancy of said property shall be limited by the property developer (through deed restriction, condition of land development approval, lease, and/or other enforceable manner) to Active Adults (persons qualifying under California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, Title 24 of the California Code of Regulations, and related controlling law).

(b) "Active Adult Residential Allotment" is the phrase used to denote the approval through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) of a specific maximum number of AAR residential units allowed for a named property. Once such specific Active Adult Residential Allotments are approved through such initiative process then such approved Active Adult Residential Allotments may be used only on the AAR property named through such initiative process. In other words, through such initiative process, the maximum number of Active Adult Residential Allotments shall be determined, and shall be assigned only to that property designated by such initiative measure. Because of such initiative process-determined AAR Allotments, AAR properties that have received such Active Adult Allotments are not subject to the City's Growth Management Ordinance (GMO), as explained in the City's General Plan and Municipal Code, including without limitation, this chapter.

10.18.060- Other Senior Housing

This Active Adult Residential Allotments Ordinance does not provide the exclusive means of providing new Active Adult housing, and shall not be construed as imposing any new restrictions or requirements on the development of senior housing that is otherwise conforming to California Civil Code Sections 51.2, 51.3, and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations, the City's General Plan, Municipal Code, Growth Management Ordinance, and all other applicable rules and regulations. This Active Adult Residential Allotments Ordinance only applies to those properties identified in a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) as being qualified to secure Active Adult Residential Allotments, if the requirements of the General Plan, this chapter, and said initiative measure are satisfied. This chapter provides for, and does not change the status quo for properties and developments of other types of age-qualified housing in Tracy. For those properties and developers who do not wish to avail themselves of the Active Adult Residential Allotments, this chapter provides for, all of the other relevant controlling law shall apply, including without limitation California Civil Code Sections 51.2, 51.3, and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations, the City's General Plan, the Tracy Municipal Code, and the Growth Management Ordinance (GMO).

Article 4. Urban Reserve Area 9/Tracy Village Specific Plan Area.

10.18.070-Allocation of Active Adult Allotments.

(a) By a ballot measure (this Initiative Measure), Six hundred (600) Active Adult Residential Allotments are allocated to the property/area formerly known as Urban Reserve 9, now referenced as the Tracy Village Specific Plan property, located at the southeast corner of Corral Hollow and Valpico Roads. This Article 4 and its sections were included in a ballot measure (this Initiative Measure) and provide the details of that allocation of Active Adult Allotments to the Tracy Village Specific Plan property.

(b) An individual (one (1)) Active Adult Residential Allotment shall be required for each individual dwelling unit to be developed, and an AAR residential unit on the Tracy Village Specific Plan property, and possession of such an Active Adult Residential Allotment shall be a condition of building permit issuance.

(c) No more than two-hundred (200) residential building permits may be issued by City for the Tracy Village Specific Plan property in any given calendar year.

10.18.080- Exclusive Use/No Transfers of AAR Allotments Allowed.

(a) All or any part of said six hundred (600) Active Adult Residential Allotments allocated to the Tracy Village Specific Plan property by this Initiative Measure shall only be used on the Tracy Village Specific Plan property, and shall not be transferred (in whole or part) to any other project or noncity.

(b) Said six hundred (600) Active Adult Residential Allotments allocated to said Tracy Village Specific Plan property shall not expire.

10.18.090-Application of Articles 1, 2, 3 and 4

The general provisions of Articles 1, 2 and 3 of this Chapter 10.18, Active Adult Residential Allotments, shall apply to the six hundred (600) Active Adult Residential Allotments allocated to the Tracy Village Specific Plan property by this Article 4.

SECTION 4. Implementation.

- (a) Nothing in this Initiative Measure shall be construed to preclude, prohibit or limit the City from complying with any requirements under state housing law. To the extent that any provision of this Initiative Measure can be read to conflict with state housing law, it shall be interpreted to allow for compliance with state housing law, consistent with the effectuation of all the purposes and provisions of this Initiative Measure.
- (h) Once adopted by this Initiative Measure, and upon application by the then-relevant owner(s) of the property (or portion of property) in question, the General Plan amendment, zoning and pre-zoning provisions of this Initiative Measure may be revised by the City without a subsequent vote of the people of the City of Tracy, provided such proposed revision(s) is conducted pursuant to controlling California law, including without limitation the California Environmental Quality Act and the Planning and Zoning law.
- (c) Additional approvals and permits outside of the scope of this Initiative Measure (e.g., subdivision maps, building permits, etc.) will be necessary or desirous to the development of the Tracy Village Specific Plan property. Such approvals and permits may be approved, issued, revised and otherwise acted upon without a subsequent vote of the people of the City of Tracy. Additionally, nothing in this Initiative Measure is intended to remove the legal requirement that the City and all responsible agencies fully comply with the California Environmental Quality Act, Planning and Zoning Law, the Subdivision Map Act, and any and all other relevant laws prior to taking action on such subsequent approvals and permits for the Tracy Village Specific Plan property.
- (d) In accordance with the ruling in *L.I.F.E. Committee v. City of Lodi* (1989) 213 Cal.App.3d 1139, this Initiative Measure does not pass judgment on whether or not the annexation of the Tracy Village Specific Plan property to the City is required, and does not say "yea" or "nay" to such annexation. However, in order to effectuate the implementation of this Initiative Measure, we the people of the City of Tracy hereby express our desire that the City of Tracy take all steps necessary to process and submit requests to the San Joaquin County Local Agency Formation Commission ("LAFCO") (which steps include without limitation, CEQA compliance, pre-zoning and other pre-approvals for all related parcels) for LAFCO's action on, and approval of, the annexation of the Tracy Village Specific Plan property to the City of Tracy in order to effectuate the development of this property as proposed and authorized in this Initiative Measure. This Initiative Measure does not and cannot increase or decrease the discretion of the City and LAFCO to determine those actions. However, we the people absolutely desire that such actions take place, and trust that the City and LAFCO will consider our voices when they act.
- (c) This Initiative Measure envisions and supports future City, LAFCO and other public agency actions that will implement this Initiative Measure (for example, annexation of the Tracy Village Specific Plan property to the City, etc.), including those actions that may result in future amendments to the General Plan, Tracy Municipal Code and all other local laws and approvals.

SECTIONS_ Connecting Measures.

- (a) This Initiative Measure shall be deemed to conflict with any other initiative measure appearing on the same ballot if such other initiative measure(s) address(es) any of the following subjects, whether it does so by specific application or as a more general enactment that could otherwise be applied in a manner that addresses any of the following subjects: age-restricted development, active adult development, GMO inclusions and exclusions addressing age-restricted active adult development.
- (b) In the event that this Initiative Measure and any other initiative measure are approved by the voters at the same election, and this Initiative Measure receives a greater number of affirmative votes than any other such measure or measures, this measure shall control in its entirety and the other measure or measures shall be rendered void and without any legal effect. If this Initiative Measure is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other conflicting initiative measure, this Initiative Measure shall take effect to the extent permitted by law.

SECTION 6. Construction.

- (a) This Initiative Measure shall be liberally construed to effectuate its purposes.
- (b) This Initiative Measure shall be interpreted so as to be consistent with all federal, state and City of Tracy laws, rules and regulations.

SECTION 7. Severability, Cure and Re-Approval.

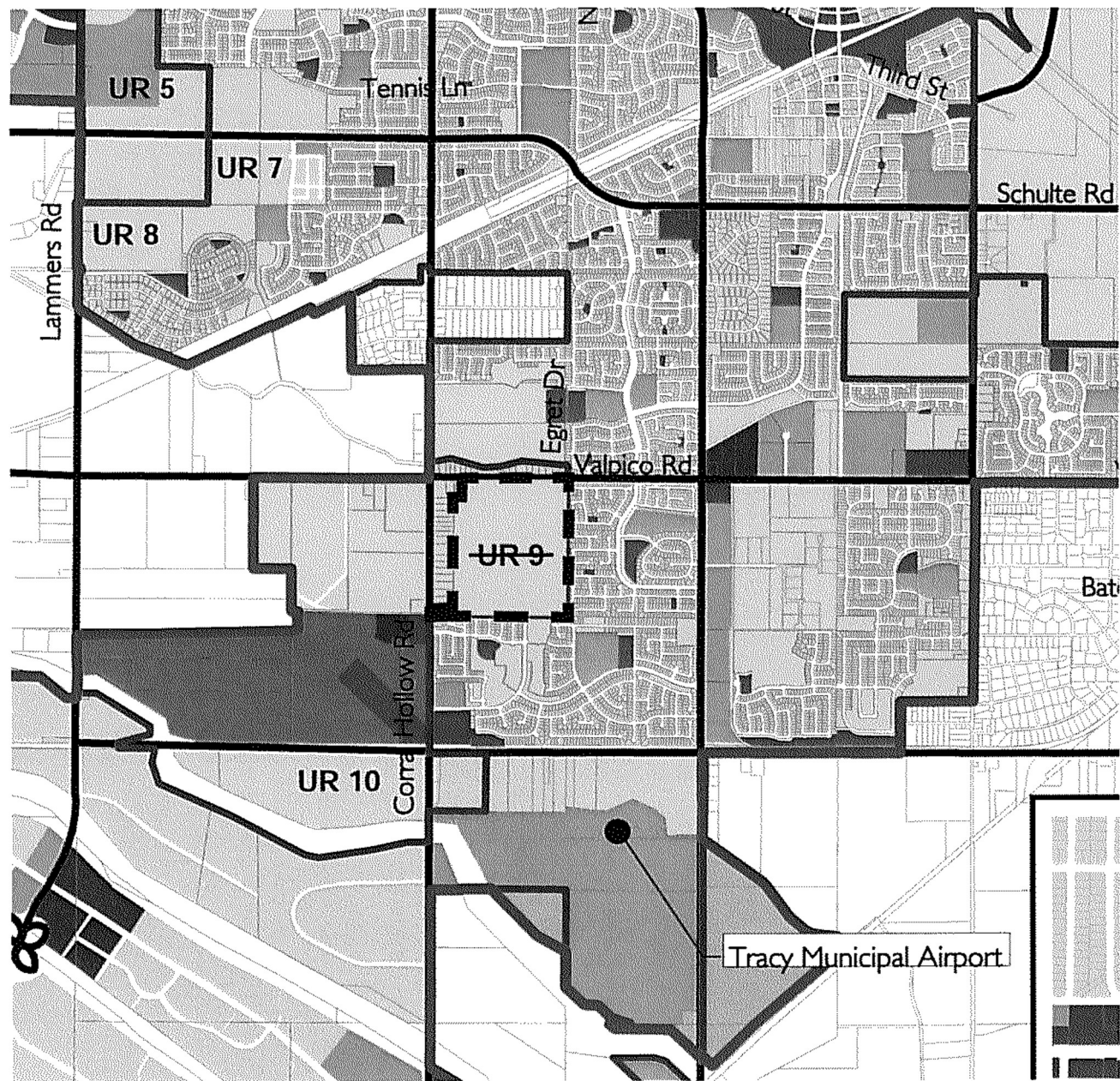
- (a) If any portion, section, phrase, sentence or word (collectively, "portion") of this Initiative Measure, or a portion's application to a particular situation, is held invalid by a court of competent jurisdiction, then that portion shall be considered severed from this Initiative Measure and the remaining portions of this Initiative Measure shall remain in legal force and effect. We, the people of the City of Tracy, declare that we would have adopted this Initiative Measure, and each portion of it, irrespective of the fact that any other portion, or application to a situation, be held invalid.
- (b) If any portion of this Initiative Measure is held by a court of competent jurisdiction to be invalid, we the people indicate our strong desire that: (1) the City Council shall use its best efforts to sustain and reenact that portion; and (2) the Council shall implement this Initiative Measure by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative Measure.

SECTION 8. Adopted Date; Effective Date; Statute of Limitations.

- (n) If a majority of the voters vote in favor of this Initiative Measure, then this Initiative Measure shall be considered adopted, and shall be considered to go into effect, in accordance with the provisions of Elections Code section 9217. If, instead, this Initiative Measure is adopted without alteration by a majority of the City Council in accordance with the provisions of Elections Code sections 9214 or 9215, then this Initiative Measure shall be considered adopted and effective upon such date of adoption by such City Council majority.
- (h) Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative Measure shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative Measure shall be maintained unless commenced and service made upon the City of Tracy within 90 days of this Initiative Measure's adoption, either by the voters or by the City Council, as provided above.

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Attachment A: Tracy General Plan Land Use Designations, Figure 2-2



Legend



Sphere of Influence



City Limits



Residential Very Low



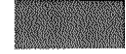
Residential Low



Residential Medium



Residential High



Traditional Residential - Ellis



Commercial



Office



Industrial



Downtown



Village Center



Public Facilities



Park



Open Space



Agriculture



Aggregate



Urban Reserve



Major Arterial/Expressway/Boulevard



Former "UR 9" is now "Residential Low"

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Attachment B: Tracy General Plan Areas of Special Consideration, Figure 2-4

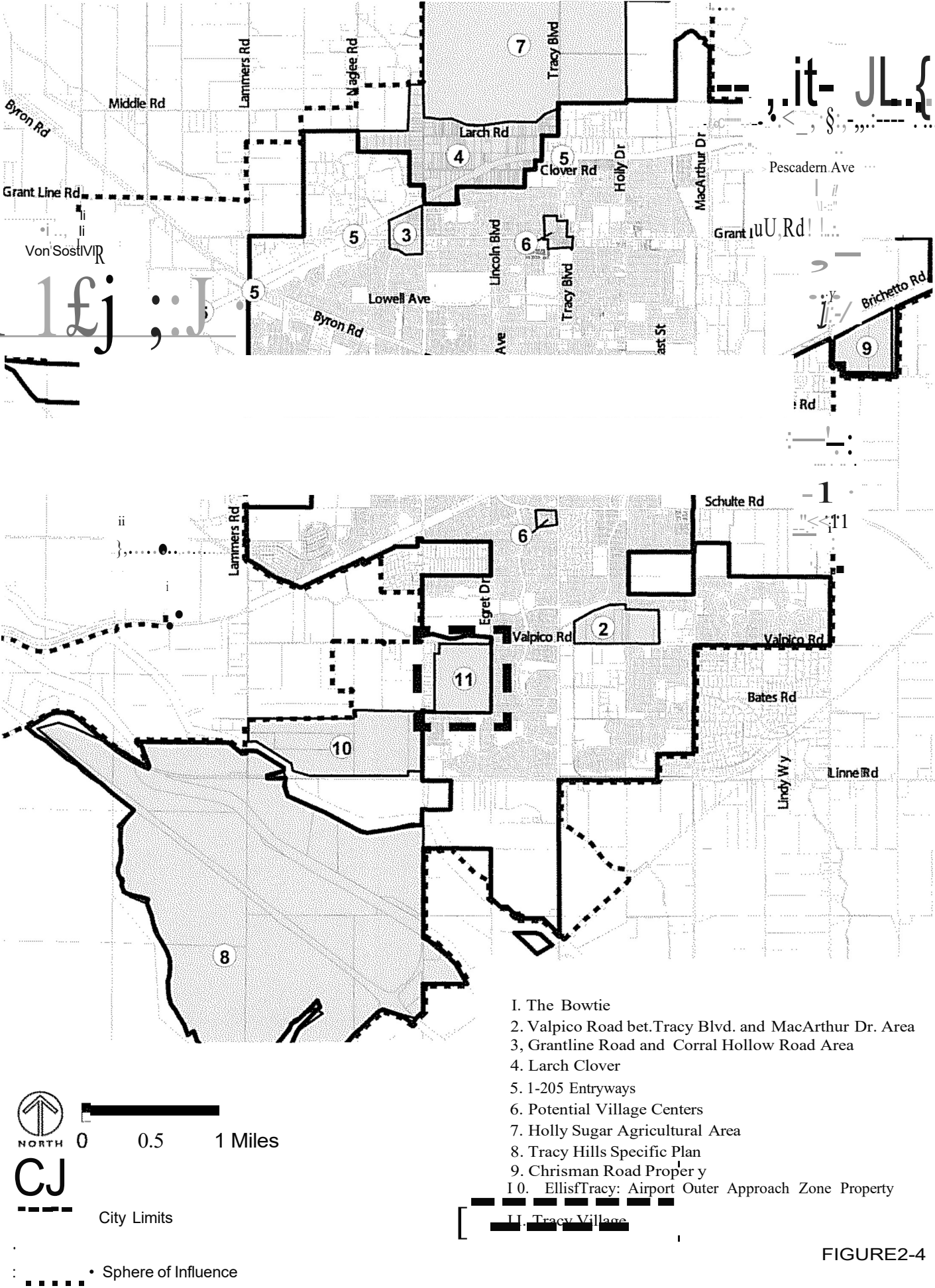


FIGURE 2-4

AREAS OF SPECIAL CONSIDERATION

CITY OF TRACY
GENERAL PLAN
LAND USE ELEMENT

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RESOLUTION 2016-046

A RESOLUTION OF THE CITY OF TRACY INITIATING PROCEEDINGS TO AMEND THE GENERAL PLAN TO INCLUDE A FISCAL SUSTAINABILITY POLICY AND TO ESTABLISH A NEW DEVELOPMENT PROJECTS COMMUNITY FACILITIES DISTRICT

WHEREAS, Goodwin Consulting Group performed analyses, on behalf of the City of Tracy, to identify potential recurring fiscal impacts from new development projected to occur within the City in the next 15 years, and

WHEREAS, The City-wide New Development Fiscal Impact Analysis, dated September 22, 2015 and attached hereto, estimated that fiscal deficits will result to the City's General Fund if there is not an additional source of revenue implemented to offset the costs of providing public services to the new residents, and

WHEREAS, These services include Police, Fire, Public Works infrastructure maintenance/replacement, landscape maintenance, and contingent maintenance, and

WHEREAS, The City Council wishes to clarify that requirement by including a fiscal sustainability policy within the City's General Plan, and

WHEREAS, These actions are necessary because:

- The City's ability to provide services is dependent on the City collecting adequate revenues.
- The City requires that revenues generated by development be sufficient to cover the on- going costs incurred by the City to provide and maintain not only infrastructure, but also provide public services to the development.
- Without a fiscal mechanism to provide public services, new residential development would not benefit from standard City services and would create negative fiscal impacts;

WHEREAS, The City Council also wishes to initiate proceedings to establish a new development projects community facilities district.

NOW, THEREFORE, The Tracy City Council resolves as follows:

1. Staff is directed to initiate proceedings to amend the General Plan to include a fiscal sustainability policy.
2. Staff is directed to initiate proceeding to establish a new development projects community facilities district.

Resolution 2016-046
Page 2

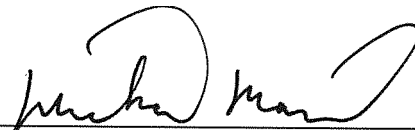
The foregoing Resolution 2016-046 was passed and adopted by the Tracy City Council on the 15th day of March, 2016, by the following vote:

AYES: COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2016-048

APPROVING A GENERAL PLAN AMENDMENT (GPA15-002), APPROVING A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (D15-003), AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE ASPIRE II APARTMENTS

WHEREAS, Applications have been filed or initiated for a General Plan Amendment to re-designate approximately 2.28 acres from Commercial to Residential High; amend the 1-205 Corridor Specific Plan (the Planned Unit Development Concept Development Plan) designation from General Commercial to High Density Residential (HOR); and approve a Planned Unit Development Preliminary and Final Development Plan for the 47-unit residential apartment complex, collectively, the "Project", and

WHEREAS, The 1-205 Corridor Specific Plan (this Planned Unit Development's Concept Development Plan) amendment application will be addressed and documented in a City Council Ordinance, separate from this Resolution, and

WHEREAS, The subject property is located on the south side of Auto Plaza Drive, northwest of its intersection with Auto Plaza Way, Assessor's Parcel Number 212-270-24, and

WHEREAS, In addition to retail, office, and other commercial land uses, the Commercial land use designation provides for residential development in the density ranges permitted in the Residential High designation (12.1 to 25 dwelling units per gross acre), and

WHEREAS, The Project includes a request to amend the General Plan designation of the site to Residential High in order for the General Plan Land Use Diagram to more specifically reflect the high-density residential land use of this Project, and

WHEREAS, The subject property is well suited for high density residential development because of its close proximity to the Aspire I apartments, a grocery store, retail and consumer services, employment, and access to 1-205, and

WHEREAS, The Project represents an infill site in the City, promotes a compact development pattern, minimizes consumption of open space lands and resources, and provides for high-density housing opportunities which assist the City in achieving housing goals established in the City's General Plan Housing Element, and

WHEREAS, The Project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 ("Provide for a range of residential densities and products, including ... higher-density apartments."), and

WHEREAS, The Project has been evaluated in accordance with California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to levels of insignificance, and is proposed for approval, and

WHEREAS, The Planning Commission conducted public hearings to receive public input and review the Project on December 16, 2015; and continued to its meeting of January 13, 2016, and

WHEREAS, The City Council conducted a public hearing to receive public input and review the project on March 15, 2016;

NOW, THEREFORE, BE IT RESOLVED, by the City Council as follows:

1. Mitigated Negative Declaration

A. The project was evaluated under an Initial Study which evaluated potential environmental impacts associated with project development. Based on the analysis contained in the Initial Study, mitigation measures were identified which would reduce potentially significant impacts to levels of insignificance. Therefore, a Mitigated Negative Declaration has been prepared for the project.

B. The City Council adopts the Mitigated Negative Declaration, Exhibit 1.

2. General Plan Amendment (Application Number GPA15-002)

The City Council approves the General Plan Amendment to re-designate the site from Commercial to Residential High.

3. Planned Unit Development Preliminary and Final Development Plan (Application Number D15-003)

A. The Project includes site plan and design elements consistent with City design goals and standards, such as placement of buildings close to the public street to create an inviting, pedestrian-oriented environment; and compliance with all City standards, including number and design of parking spaces, circulation, land use, and landscaping.

B. The Project is consistent with Specific Plan architecture Design Standards and Guidelines. The architecture incorporates elements such as variation in texture, materials, and the building facades include relief to avoid monotonous appearance. Building elevations facing streets have windows and other architectural features. Stairwells are covered and integrated into overall building design and private spaces (patios and balconies) are included for each unit.

C. The City Council approves the Project Planned Unit Development Preliminary and Final Development Plan, subject to the conditions contained in Exhibit 2, attached.

Resolution 2016-048
Page 3

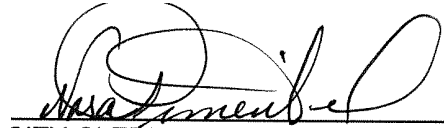
The foregoing Resolution 2016-048, was adopted by the Tracy City Council on the 15th day of March 2016, by the following vote:

AYES:	COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE



MAYOR

ATTEST:



CITY CLERK

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RESOLUTION 2016-050

ADOPTING THE HOUSING ELEMENT NEGATIVE DECLARATION
AND THE 2015-2023 HOUSING ELEMENT

WHEREAS, In April 2015, the City entered into a Professional Services Agreement with Veronica Tam and Associates to guide the City through the Housing Element update process, and

WHEREAS, On August 12, 2015, the Planning Commission conducted a public meeting to receive public input regarding housing needs in Tracy to help develop housing goals and programs for the Housing Element update, and

WHEREAS, On November 4, 2015, the Planning Commission conducted a public hearing to review and receive public input on the Draft 2015-2023 Housing Element, and

WHEREAS, On November 17, 2015, the City Council conducted a public hearing to review and receive public input on the Draft 2015-2023 Housing Element and directed City staff to submit the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review, and

WHEREAS, On November 20, 2015, the City submitted the Draft 2015-2023 Housing Element to HCD for review pursuant to Government Code Section 65585, and

WHEREAS, On January 19, 2016, HCD published correspondence to the City (Exhibit 1) concluding that the Draft Housing Element, with revisions reviewed by HCD, will comply with State housing law when the Housing Element is adopted and submitted to HCD, and

WHEREAS, On January 21, 2016, the City published a Notice of Intent to Adopt a Negative Declaration, in accordance with CEQA Guidelines, and began a 30-day review period for the Negative Declaration, and

WHEREAS, On February 24, 2016, the Planning Commission conducted a public hearing to receive input, review, and recommended that the City Council approve the 2015-2023 Housing Element and Negative Declaration, and

WHEREAS, On March 15, 2016, the City Council conducted a public hearing to receive public input and review the 2015-2023 Housing Element and Negative Declaration;

NOW, THEREFORE, BE IT RESOLVED, By the City Council of the City of Tracy as follows:

1. Negative Declaration

The City Council adopts the Negative Declaration (Exhibit 2).

2. Substantial Compliance with State Housing Element Law

The City Council acknowledges that HCD has determined that the Draft Housing Element substantially complies with State housing element law pursuant to Government Code Section 65585(d) (Exhibit 1).

Resolution 2016-050
Page 2

3. Adoption of the Housing Element

The City Council approves and adopts the 2015-2023 Housing Element (Exhibit 3).

4. Submittal to HCD

Pursuant to Government Code Section 65585(g), the Development Services Director is hereby directed to promptly submit a certified copy of this Resolution to HCD.

* * * * *

The foregoing Resolution 2016-050 was passed and adopted by the Tracy City Council on the 15th day of March, 2016, by the following vote:

AYES:	COUNCIL MEMBERS:	MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

W

MAYOR

ATTEST:



CITY CLERK

Exhibit 1: -- January 19, 2016 Correspondence from HCD

Exhibit 2: -- Negative Declaration

Exhibit 3: -- 2015-2023 Housing Element

RESOLUTION 2016-063

APPROVING A GENERAL PLAN AMENDMENT AND A COMPREHENSIVE UPDATE TO THE TRACY HILLS SPECIFIC PLAN, APPLICATION NUMBERS GPA13-0001 AND SPA13-0001

WHEREAS, The Tracy Hills Specific Plan was approved in 1998, and

WHEREAS, The 1998 Tracy Hills project approvals included certification of a Final Environmental Impact Report, amendments to the City's General Plan and Zoning Ordinance, adoption of the Tracy Hills Specific Plan, and annexation of approximately 2,732 acres to the City, and

WHEREAS, On February 1, 2011, the City Council certified a Final Environmental Impact Report (Resolution No. 2011-028) and adopted an updated General Plan (Resolution 2011-029), and

WHEREAS, On May 10, 2013, The Tracy Hills Project Owner, LLC submitted applications to the City for a General Plan amendment and a comprehensive update to the Tracy Hills Specific Plan (Application Numbers GPA13-0001 and SPA13-0001), and

WHEREAS, The proposed General Plan amendment includes changes to the General Plan Land Use Designations map for the Tracy Hills area, updates to text describing the Tracy Hills area, and a new policy in the Noise Element governing exposure limits, and

WHEREAS, The proposed comprehensive update to the Tracy Hills Specific Plan is consistent with the proposed amendments to the City's General Plan, and

WHEREAS, The Tracy Hills Project Owner, LLC, and the City have agreed that, as a condition of approval of the comprehensive update to the Tracy Hills Specific Plan, "the Project developer(s) shall be required to pay the Transportation Impact Fee established pursuant to the written Agreement by and between the City of Tracy, LTA, the Sierra Club, the County of Alameda, and the City of Livermore to the City of Tracy prior to issuance of building permits for any residential portion of the Project. Said condition shall be incorporated into any development agreement or similar agreement if entered into by the developer and the City of Tracy. Said condition shall constitute the only regional traffic impact fee charged against the Project.", and

WHEREAS, The proposed comprehensive update to the Tracy Hills Specific Plan contains requirements for a Finance and Implementation Plan (FIP); which addresses development impact fees for infrastructure improvements, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on March 2, 2016 and recommended that the City Council approve the proposed General Plan amendment and the comprehensive update to the Tracy Hills Specific Plan, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on April 5, 2016;

Resolution 2016-063
Page 2

NOW, THEREFORE BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. The Tracy Hills Final Subsequent Environmental Impact Report ("Final SEIR") (State Clearinghouse No. 2013102053), certified by City Council Resolution 2016-062, and incorporated herein by this reference, was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA") and is adequate to support the proposed comprehensive update to the Tracy Hills Specific Plan and associated General Plan amendment.
3. General Plan Amendment Approval. The City Council hereby approves General Plan Amendment GPA13-0001, as attached to the April 5, 2016 City Council Staff Report as Attachment "A".
4. Approval of a comprehensive update to the Tracy Hills Specific Plan. The City Council hereby approves a comprehensive update to the Tracy Hills Specific Plan, as attached to the April 5, 2016 City Council Staff Report as Attachment "B".
5. Effective Date. This resolution shall be effective immediately.

The foregoing Resolution 2016-063 was passed and adopted by the City Council of the City of Tracy on the 5th day of April 2016, by the following vote:

AYES:	COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE



MAYOR



CITY CLERK

RESOLUTION 2016-067

APPROVING A GENERAL PLAN AMENDMENT (GPA13-0006), APPROVAL OF A VESTING TENTATIVE MAP (TSM15-0001), AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE ROCKING HORSE DEVELOPMENT

WHEREAS, Applications have been filed for a General Plan Amendment to re-designate approximately 59.1 acres from Urban Reserve to Residential Low Density; to Rezone the property from Low Density Residential to Planned Unit Development and approve a Planned Unit Development Preliminary and Final Development Plan; and approve a Vesting Tentative Map for the 226-lot residential development, collectively, the "Project", and

WHEREAS, The subject property is located on the east side of Lammers Road, north of Redbridge Road, Assessor's Parcel Numbers 240-060-26 and 240-060-27, and

WHEREAS, The Project includes a request to amend the General Plan designation of the site to Residential Low Density in order for the General Plan Land Use Diagram to more specifically reflect the planned single-family residential land use of this Project, and

WHEREAS, The subject property is well suited for residential development, and will be provided with all necessary urban services and utilities, and

WHEREAS, The Project provides housing opportunities which assist the City in achieving housing goals established in the City's General Plan Housing Element, and

WHEREAS, The Project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 ("Provide for a range of residential densities and products..."), and

WHEREAS, The Project has been evaluated in accordance with California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to levels of insignificance, and is proposed for approval, and

WHEREAS, The Planning Commission conducted a public hearing to receive public input and review the Project on March 9, 2016 and recommended City Council approval;

NOW, THEREFORE, BE IT RESOLVED by the Tracy City Council as follows:

1. Mitigated Negative Declaration
 - A. The project was evaluated under an Initial Study which evaluated potential environmental impacts associated with project development.
 - B. Based on the analysis contained in the Initial Study, mitigation measures were identified which would reduce potentially significant impacts to levels of insignificance. Therefore, a Mitigated Negative Declaration has been prepared for the project.
 - C. The City Council adopts the Mitigated Negative Declaration, Exhibit 1.

Resolution 2016-067
Page 2

2. General Plan Amendment (Application Number GPA13-0006)

The City Council approves the General Plan Amendment to re-designate the site from Urban Reserve to Residential Low Density.

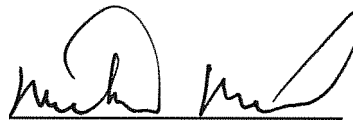
3. Vesting Tentative Map (Application Number 15-0001)

- A. The Project includes a Vesting Tentative Map which will provide for subdivision of the site into 226 lots for single-family residential use, along with creation of common-space lots to be maintained by the Project homeowner's association.
- B. The subdivision, as conditioned (Exhibit 2), will be consistent with applicable City design provisions and the Subdivision Map Act.

* * * * *

The foregoing Resolution 2016-067 was adopted by the Tracy City Council on the 5th day of April, 2016, by the following vote:

AYES:	COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

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RESOLUTION 2016-126

APPROVING AN AMENDMENT TO GENERAL PLAN SAFETY ELEMENT CHAPTER 8, SECTION II REGARDING FLOODING

WHEREAS, The City Council adopted its General Plan on February 1, 2011 (Resolution 2011-029). The General Plan contains goals, policies and implementation measures to guide future land use, development and environmental protection decisions, and is comprised of nine elements, including the Safety Element, which addresses the issue of Flooding, and

WHEREAS, In 2007, five interrelated pieces of legislation were enacted to address the problem of flood protection and liability. They primarily focus on flood requirements for the Sacramento-San Joaquin Valley within an area defined as the Sacramento-San Joaquin Hydrologic Regions, which includes the City of Tracy, and

WHEREAS, City and county General Plans must be amended to include appropriate references to the Urban Level of Flood Protection (ULOP), and zoning ordinances must also be amended, by July 2, 2016, and

WHEREAS, Adoption of a General Plan Amendment and accompanying amendment to the Tracy Municipal Code Chapter 9.52 are required to comply with State legislation, including Senate Bill (SB) 5, enacted in 2007 and SB 1278, enacted in 2012. These bills require cities and counties within the floodplain areas of the Sacramento-San Joaquin Valley to adopt documentation, policies, and flood improvement requirements for development applications, and

WHEREAS, SB 5 directed the Central Valley Flood Protection Board to adopt the Flood Protection Plan by July 1, 2012. The Plan is primarily intended to identify necessary improvements to state flood facilities and to establish flood protection building standards where flood levels are anticipated to exceed three feet for a 200-year flood event, and

WHEREAS, SB 5 requires that each city and county within the Sacramento-San Joaquin Valley amend its General Plan to include data and analysis from the Flood Protection Plan and goals and policies for the protection of lives and property that will reduce the risk of flood damage from a 200-year flood event (Government Code Section 65302.9), and

WHEREAS, The Planning Commission conducted a public hearing on May 25, 2016, to review and consider General Plan Amendment GPA16-0003, and amendment to Tracy Municipal Code Chapter 9.52, and

WHEREAS, The proposed General Plan amendment and amendment to Chapter 9.52 of the Tracy Municipal Code are exempt from the California Environmental Quality Act (CEQA) under the "general rule" that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in CEQA Guidelines Section 15061(b)(3). All future applications for discretionary approvals relating to a project would be required to comply with the General Plan and applicable sections of the Municipal Code (i.e. Zoning and Floodplain Regulations) and would be subject to compliance with CEQA based upon the individual project characteristics and potential for environmental impacts;

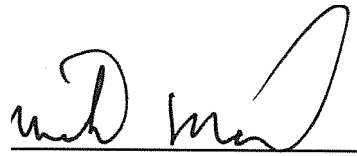
Resolution 2016-126
Page 2

NOW, THEREFORE BE IT RESOLVED, That the City Council does hereby approve an amendment to the General Plan Safety Element, Chapter 8, Section II regarding flooding as set forth on Attachment A to the staff report accompanying this item, in which the underlined and strike through language represents the additions and deletions, and makes the following findings:

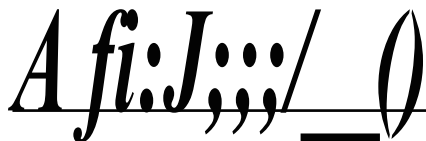
- a. Under the requirements of SB 5 and SB 1278, the City is required to amend its General Plan and Zoning Ordinance or Floodplain Regulations by July 2, 2016 to include appropriate references to the Urban Level of Flood Protection (ULOP). The proposed amendments to the Safety Element of the City's General Plan and Chapter 9.52 of the Tracy Municipal Code are consistent with the requirements of SB 5 and SB 1278.
- b. The project is consistent with the City of Tracy General Plan Safety Element, in that the proposal was already accounted for in Section II (Flooding), Chapter 8 (Safety Element) of the General Plan noting the requirements of SB 5, specifically that the locations of the State and local flood management facilities, locations of flood hazard zones, and properties located in these areas must be mapped and be consistent with the Central Valley Flood Protection Plan (CVFPP).
- c. The project will not have a significant effect on the environment. The project is exempt from the California Environmental Quality Act (CEQA) under the "general rule" that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in CEQA Guidelines Section 15061(b)(3). All future applications for any discretionary approvals relating to the project would be required to comply with the General Plan and applicable sections of the Municipal Code (i.e. Zoning and Floodplain Regulations) and would be subject to compliance with CEQA based upon the individual project characteristics and potential for environmental impacts.

The foregoing Resolution 2016-126 was adopted by the Tracy City Council on the 21st day of June 2016, by the following vote:

AYES:	COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE



MAYOR



CITY CLERK

RESOLUTION 2017-086

APPROVING A GENERAL PLAN AMENDMENT FROM OFFICE TO COMMERCIAL (GPA16-0004), APPROVING A DEVELOPMENT REVIEW APPLICATION FOR A HOME2 SUITES HOTEL (D16-0029), AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT LOCATED AT THE NORTHWEST CORNER OF GRANT LINE ROAD AND CORRAL HOLLOW ROAD (APNS: 214-020-34 AND 35)

WHEREAS, Development applications have been filed for an amendment to the General Plan (GPA16-0004) and a Development Review Application (D16-0029) for a Home2 Suites Hotel on an approximately 2.6-acre site at the northwest corner of Grant Line Road and Corral Hollow Road (APNs: 214-020-34 and 35), and

WHEREAS, The General Plan Amendment application is to re-designate the eastern portion of the subject property (approximately 1.9 acres) from Office to Commercial, and

WHEREAS, The western portion of the site (approximately 0.7 acres) will remain designated Office, and

WHEREAS, The Home2 Suites Hotel is proposed on the eastern portion of the site and no development application is proposed for the western portion at this time, and

WHEREAS, The project is consistent with the City of Tracy General Plan, because the proposed hotel is among the allowed uses in the Commercial land use designation; the project will pay all applicable development impact fees to mitigate its proportionate impact on public facilities; and the project is consistent with goals and policies of the General Plan, including economic development, circulation, noise, and air quality, and

WHEREAS, The subject property is well suited for a hotel because of its proximity to Interstate 205, restaurants, retail, and other commercial businesses, and its location at the intersection of two major arterial streets, and

WHEREAS, The project has been evaluated in accordance with California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to a level of insignificance, and is proposed for adoption, and

WHEREAS, On March 22, 2017, the Planning Commission conducted a public hearing to consider the project and recommended approval to the City Council, and

WHEREAS, On May 2, 2017, the City Council conducted a public hearing to consider the project;

NOW, THEREFORE, BE IT RESOLVED, By the City Council of the City of Tracy as follows:

1. Mitigated Negative Declaration

- A. The project was evaluated through an Initial Study which evaluated potential environmental impacts associated with project development. Based on the analysis contained in the Initial Study, mitigation measures were identified which

would reduce potentially significant impacts to levels of insignificance. Therefore, a Mitigated Negative Declaration has been prepared for the project.

B. The City Council adopts the Mitigated Negative Declaration, Exhibit 1.

2. General Plan Amendment (Application Number GPA16-0004)

The City Council approves the General Plan Amendment to re-designate the eastern 1.9 acres of the site from Office to Commercial.

3. Development Review (Application Number D16-0029)

- A. The proposal is for a hotel within the City's Commercial General Plan designation and the General Highway Commercial Zone District. The desirability, benefits of occupancy, most appropriate development, and maintenance or improvements of surrounding properties will not be adversely affected by the project. Development Review is required for the City's review of the architecture, site improvements, parking area, landscaping, utility connections, and other design details. The site vicinity is characterized by restaurants, medical and other business offices, retail and commercial services, and automobile service stations - land uses (and permitted land uses) which can enjoy mutual, marketing benefits with a nearby hotel. The project site is in close proximity to Interstate 205 and, therefore, will provide benefit to travelers along the Freeway with convenient access to the Freeway.
- B. The project includes site plan and design elements consistent with City regulations and Design Goals and Standards, including landscaping, parking, circulation, and utilities. Building architecture and site design details of this project include stone veneer around the bottom floor of the building, meaningful vertical and horizontal relief in the building planes, robust columns and roof of the porte-cochere, and decorative paving at the building entrance.
- C. The proposed hotel is consistent with the land use and development standards of the Commercial designation of the General Plan and the General Highway Commercial Zone District, in which the site is located. This hotel is a principally permitted use in the General Highway Commercial Zone District.
- D. The City Council approves Home2 Suites Hotel project, Development Review Application Number D16-0029, subject to the conditions contained in Exhibit 2, attached.

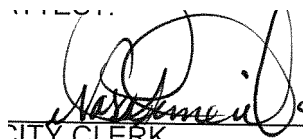
Resolution 2017-086
Page 3

The foregoing Resolution 2017-086 was adopted by the City Council on the
2nd day of May, 2017, by the following vote:

AYES: COUNCIL MEMBERS: DEMENT, RANSOM, VARGAS
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: YOUNG, C MANE
ABSTAIN: COUNCIL MEMBERS: NONE

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MAYOR PROTE


CITY CLERK

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RESOLUTION 2017-097

APPROVING A GENERAL PLAN AMENDMENT (GPA17-0001), SPECIFIC PLAN AMENDMENT (SPA17-17-0002), DEVELOPMENT PLAN (D15-0007) AND TENTATIVE MAP (TSM17-0002) AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE HARVEST IN TRACY RESIDENTIAL DEVELOPMENT

WHEREAS, Applications have been filed or initiated for a General Plan Amendment to re-designate approximately 18.79 acres from Commercial to Residential High; amend the 1-205 Corridor Specific Plan designation from General Commercial to High Density Residential (HOR); and approve a Planned Unit Development Preliminary and Final Development Plan for the 304-unit residential complex, collectively, the "Project," and

WHEREAS, The subject property is located on the north side of Henley Parkway, at the southeast corner of West Grant Line Road and Interstate 205, and is a subset of Assessor Parcel Numbers (APN) 238-600-25, 238-600-26, and, 238-600-27, and

WHEREAS, In addition to retail, office, and other commercial land uses, the Commercial land use designation provides for residential development in the density ranges permitted in the Residential High designation (12.1 to 25 dwelling units per gross acre), and

WHEREAS, The Project includes a request to amend the General Plan designation of the site to Residential High in order for the General Plan Land Use Diagram to more specifically reflect the high-density residential land use of this Project, and

WHEREAS, The subject property is well suited for high density residential development because of its close proximity to residential, retail and consumer services, recreational opportunities, employment, and convenient access to 1-205, and

WHEREAS, The Project represents an infill site in the City, promotes a compact development pattern, minimizes consumption of open space lands and resources, and provides for high-density housing opportunities which assist the City in achieving housing goals established in the City's General Plan Housing Element, and

WHEREAS, The Project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 ("Provide for a range of residential densities and products, including ... higher-density apartments."), and

WHEREAS, The Project has been evaluated in accordance with California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to levels of insignificance, and is proposed for approval, and

WHEREAS, The Planning Commission conducted a public hearing to receive public input and review the Project on April 12, 2017. After closing the public hearing, the Planning Commission, by a 5 - 0 vote, recommended adoption of the Mitigated Negative Declaration and approval of the project entitlements to the City Council, and

WHEREAS, The City Council conducted a public hearing on May 16, 2017 to receive public input and review the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

1. Mitigated Negative Declaration

The project was evaluated under an Initial Study which evaluated potential environmental impacts associated with project development. Based on the analysis contained in the Initial Study, mitigation measures were identified which would reduce potentially significant impacts to levels of insignificance. Therefore, a Mitigated Negative Declaration has been prepared for the project.

The City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan.

2. General Plan Amendment (Application Number GPA17-0001)

The City Council approves the General Plan Amendment to re-designate the site from Commercial to Residential High.

3. 1-205 Corridor Specific Plan Amendment (Application Number SPA17-0002)

a. The Specific Plan amendment is consistent with the General Plan, because the permitted uses of the Specific Plan's High Density Residential designation are allowed within the General Plan designation of Residential High and are consistent with goals and policies of the Housing Element. Also, the Specific Plan's Design Standards and Guidelines, particularly related to siting requirements (site planning, architecture, and parking) and design standards (transitions/edges, commercial interface, auxiliary site features, fencing and walls) are consistent with Land Use and Community Character Element goals and policies.

b. The General Plan identifies apartments, specifically, among the "characteristic housing" for property designated Residential High, in the density range from 12.1 to 25 units per gross acre. The Specific Plan is consistent with the General Plan in that it, too, identifies apartments (and other similar uses as the General Plan) as permitted uses in the High Density Residential Designation. The proposed project would result in a residential density of 16.2 dwelling units per acre.

c. The project site is part of the 1-205 Corridor Specific Plan Finance and Implementation Plan (FIP), originally adopted in 1990 and subsequently amended. The project site is subject to the FIP's development impact fees and other infrastructure mitigation requirements to mitigate the Project's fair share of infrastructure costs required by the City's infrastructure master plans.

d. The City Council approves the Specific Plan amendment to change the designation of the site from General Commercial to High Density Residential.

4. Planned Unit Development Preliminary and Final Development Plan (Application Number D15-007).

a. The Project includes site plan and design elements consistent with City design goals and standards, such as placement of buildings close to the public street to create an inviting, pedestrian-oriented environment; and compliance with all City standards, including number and design of parking spaces, circulation, land use, and landscaping.

b. The Project is consistent with Specific Plan architecture Design Standards and Guidelines. The architecture incorporates elements such as variation in texture, materials, and the building facades include relief to avoid monotonous appearance. Building elevations facing streets include windows, decorative trim and other architectural features. Stairwells are integrated into overall building design, and private spaces (patios and balconies) are included for each unit.

Resolution 2017-097
Page 3

c. The Planning Commission recommends that the City Council approve the Project Planned Unit Development Preliminary and Final Development Plan.

5. Tentative Subdivision Map (TSM17-0002).

The City Council approves the Tentative Subdivision Map (TSM17-0002) for the project, finding that the subdivision is consistent with applicable City Codes and design criteria.

The foregoing Resolution 2017-097, was adopted by the Tracy City Council on the 16th day of May 2017, by the following vote:

AYES:	COUNCIL	MEMBERS:	DEMENT, RANSOM, YOUNG, VARGAS, RICKMAN
NOES:	COUNCIL	MEMBERS:	NONE
ABSENT:	COUNCIL	MEMBERS:	NONE
ABSTAIN:	COUNCIL	MEMBERS:	NONE


MAYOR

ATTEST:


CITY CLERK

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RESOLUTION 2017-236

APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM RESIDENTIAL HIGH TO COMMERCIAL FOR AN APPROXIMATELY 6,000 SQUARE FOOT PARCEL LOCATED AT 2461 HOLLY DRIVE AND AN APPROXIMATELY 7,402 SQUARE FOOT PARCEL LOCATED AT 2441 HOLLY DRIVE, APPLICATION NUMBER GPA17-0002

WHEREAS, An application was submitted for a General Plan Amendment to change the General Plan Land Use Designation from Residential High to Commercial for an approximately 6,000 square foot parcel located at 2461 Holly Drive, Assessor's Parcel Number 214-520-17, Application Number GPA17-0002, and

WHEREAS, An approximately 7,402 square foot parcel located at 2441 Holly Drive, Assessor's Parcel Number 214-520-18, is situated between the parcel at 2461 Holly Drive and parcels adjacent to Grant Line Road with an existing General Plan Land Use Designation of Commercial, and

WHEREAS, The City wishes to include the approximately 7,402 square foot parcel located at 2441 Holly Drive in the General Plan Amendment to change the General Plan Land Use Designation from Residential High to Commercial, in order to create a contiguous area with the Commercial designation that is not divided by a single residentially designated parcel, and

WHEREAS, The proposed General Plan Land Use Designation of Commercial is consistent with the existing land uses of the parcels located at 2461 and 2441 Holly Drive, and

WHEREAS, In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, no further environmental assessment is required because the proposed General Plan Amendment is consistent with the existing land uses which were previously studied by the General Plan Environmental Impact Report (EIR), certified February 1, 2011, and no intensification of development would result beyond what was studied in the General Plan EIR, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on September 27, 2017 and recommended that City Council approve the proposed General Plan Amendment, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on November 7, 2017;

NOW, THEREFORE BE IT RESOLVED, That the City Council of the City of Tracy hereby approves a General Plan Amendment to change the General Plan Land Use Designation from Residential High to Commercial for an approximately 6,000 square foot parcel located at 2461 Holly Drive, Assessor's Parcel Number 214-520-17, and an approximately 7,402 square foot parcel located at 2441 Holly Drive, Assessor's Parcel Number 214-520-18, Application Number GPA17-0002.

Resolution 2017-236
Page 2

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The foregoing Resolution 2017-236 was passed and adopted by the City Council of the City of Tracy on the th day of November 2017, by the following vote:

AYES:	COUNCIL MEMBERS: DEMENT, RANSOM, YOUNG, VARGAS, RICKMAN
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


INTERIM CITY CLERK

RESOLUTION 2018-046

APPROVING A GENERAL PLAN AMENDMENT FOR THE ELLIS PROJECT APPLICATION
NUMBER GPA15-0003

WHEREAS, On January 22, 2013, the City Council certified the Final Revised Environmental Impact Report (EIR) for the Ellis project (Resolution No. 2013-011) and approved a General Plan Amendment, Annexation, and the Ellis Specific Plan for the 321-acre site known as the Ellis Specific Plan area (Resolution No. 2013-012), and

WHEREAS, A Development Agreement was approved by City Council on March 19, 2013 and annexation of the Ellis Specific Plan area to the City of Tracy was completed by LAFCo on April 16, 2013, and

WHEREAS, An application was submitted to the City for a General Plan Amendment for the Ellis Project, Application Number GPA15-0003, and

WHEREAS, The proposed General Plan Amendment includes changes to the General Plan Land Use Designations Map (Figure 2-2) for the Ellis Specific Plan Area and changes to the description of the General Plan land use designation of Traditional Residential - Ellis (TR-Ellis), as shown in Exhibit 1 attached ("General Plan Amendment"), and

WHEREAS, The proposed General Plan Amendment involves merging the area designated as Village Center with an adjacent area designated as Commercial and also expanding the Village Center area to the south, and

WHEREAS, The area designated as Village Center would be increased from 5.7 acres to 14 acres and be offset by decreases to the Commercial designation and the Traditional Residential - Ellis (TR-Ellis) designation, and

WHEREAS, The proposed changes also include adding approximately 17 acres of Residential Very Low designation which would be offset by a decrease to the TR-Ellis designation and a reconfiguration of the Commercial designation, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on February 14, 2018 and recommended that the City Council approve the proposed General Plan amendment, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 13, 2018;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Tracy as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. On January 22, 2013, the City Council certified the Environmental Impact Report (EIR) for the Ellis Project (SCH#2012022023). In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the EIR was prepared for the proposed General Plan

Resolution 2018-046
Page 2

Amendment for the Ellis project. The Addendum to the EIR is attached to the March 13, 2018 City Council Staff Report as Attachment G, and incorporated herein by reference. Pursuant to CEQA Guidelines Section 15162 and based on the analysis and evaluation provided in the Addendum, no new significant impacts would occur because of the proposed amendment, nor would there be any substantial increase in the severity of any previously-identified significant environmental impact. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment. Therefore, pursuant to CEQA Guidelines Section 15164, an Addendum to the EIR, as prepared in compliance with CEQA, is the appropriate CEQA document and is adequate to support the proposed General Plan Amendment for the Ellis Project.

2. General Plan Amendment Approval. The City Council hereby approves the General Plan Amendment, Application Number GPA15-0003, as shown in Exhibit 1 attached.
3. Effective Date. This resolution shall be effective immediately.

The foregoing Resolution 2018-046 was passed and adopted by the City Council of the City of Tracy on the 13th day of March 2018, by the following vote:

AYES:	COUNCIL MEMBERS: DEMENT, RANSOM, YOUNG, RICKMAN
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: VARGAS
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

CLERK

RESOLUTION 2018-233

APPROVING A GENERAL PLAN AMENDMENT INVOLVING MINOR ADJUSTMENTS TO GENERAL PLAN LAND USE DESIGNATIONS WITHIN THE CORDES RANCH SPECIFIC PLAN AREA AND AN AMENDMENT TO THE CORDES RANCH SPECIFIC PLAN RELATING TO LANDSCAPE DESIGN, SIGN DESIGN, SIGN REGULATIONS, AND ADJUSTMENTS TO ZONING DISTRICT BOUNDARIES, APPLICATION NUMBERS GPA18-0001 AND SPA17-0005

WHEREAS, On September 3, 2013, City Council certified the Final Revised Environmental Impact Report for the Cordes Ranch Project and approved a General Plan Amendment, annexation, a development agreement, and the Cordes Ranch Specific Plan for the approximately 1,780-acre site, and

WHEREAS, Annexation of the Cordes Ranch site to the City of Tracy was completed by LAFCo on November 21, 2013, and

WHEREAS, On May 17, 2016, City Council approved an amendment to the Cordes Ranch Specific Plan related to the landscape design concepts, and

WHEREAS, On July 27, 2017, an application was submitted for a General Plan Amendment involving minor adjustments to General Plan Land Use Designations within the Cordes Ranch Specific Plan Area (Application Number GPA18-0001) and an amendment to the Cordes Ranch Specific Plan involving changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries (Application Number SPA17-0005), and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on September 3, 2013 for the Cordes Ranch Specific Plan and an Addendum to the EIR has been prepared in accordance with the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 to address the proposed General Plan Amendment and the amendment to the Cordes Ranch Specific Plan, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on September 26, 2018 and recommended that the City Council approve the proposed General Plan Amendment and an amendment to the Cordes Ranch Specific Plan, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on November 7, 2018;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves a General Plan Amendment involving minor adjustments to General Plan Land Use Designations within the Cordes Ranch Specific Plan Area, Application Number GPA18-0001, as attached to the November 7, 2018 City Council Staff Report as Attachment B, and an amendment to the Cordes Ranch Specific Plan involving changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries, Application Number SPA17-0005, as attached to the November 7, 2018 City Council Staff Report as Attachment D. The General Plan Amendment shall not be effective until 30 days following the date of adoption of this resolution.

AYES: COUNCIL MEMBERS: DEMENT, RANSOM, YOUNG, VARGAS, RICKMAN
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

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The foregoing resolution was adopted by the City Council
and the Mayor on the 15th day of November, 2015.

Attest:
I, the undersigned, being a duly qualified and sworn
City Clerk, do hereby certify that the foregoing
resolution was adopted by the City Council
and the Mayor on the 15th day of November, 2015.


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2020-074

APPROVING A GENERAL PLAN AMENDMENT AND CONSIDERING AN ADDENDUM TO
THE TRACY HILLS SPECIFIC PLAN SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
PREPARED FOR THE TRACY HILLS KT PROJECT,
APPLICATION NUMBER GPA19-0003

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment, a comprehensive update to the Tracy Hills Specific Plan, and a Vesting Tentative Subdivision Map for approximately 1,160 single-family residential lots in Phase 1A, and

WHEREAS, In 2019, an application was submitted for a General Plan Amendment regarding the Tracy Hills KT Project, Application Number GPA19-0003, and

WHEREAS, The Tracy Hills KT Project consists of approximately 45 acres located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, and

WHEREAS, The proposed General Plan Amendment includes changing the General Plan land use designation on approximately 27 acres within the KT Project area from Commercial to Residential Medium, which is a change to the General Plan Land Use Designations map, Figure 2-2, and

WHEREAS, The proposed General Plan Amendment also includes updating descriptive text for the Tracy Hills Specific Plan to now include the KT Project. The updated text would state that the estimated number of residential units in the Tracy Hills Specific Plan area would be approximately 5,700, which is a revision from the currently stated maximum of 5,499 residential units, and

WHEREAS, The proposed General Plan Amendment also includes adding language to the Tracy Hills section under Areas of Special Consideration. The proposed language states that a portion of the Tracy Hills Specific Plan area with a General Plan land use designation of Commercial may be developed as Medium or High Density Residential, if permitted by the Tracy Hills Specific Plan, and

WHEREAS, The Tracy Hills Specific Plan Subsequent Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016, and

WHEREAS, An Addendum to the EIR has been prepared consistent with the requirements of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to address the proposed General Plan Amendment for the Tracy Hills KT Project. No new significant environmental impacts were identified for the Tracy Hills KT Project and therefore, no further environmental review is necessary, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on February 26, 2020 and recommended that the City Council approve a General

Resolution 2020-074
Page 2

Plan Amendment for the Tracy Hills KT Project, Application Number GPA19-0003, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 17, 2020;

NOW, THEREFORE BE IT RESOLVED, That the City Council of the City of Tracy considered the Addendum to the Tracy Hills Specific Plan Subsequent EIR and hereby approves a General Plan Amendment, Application Number GPA19-0003, as attached.

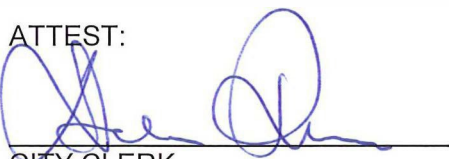
* * * * *

The foregoing Resolution 2020-074 was passed and adopted by the City Council of the City of Tracy on the 19th day of May, 2020, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG, RICKMAN
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2020-180

APPROVING A GENERAL PLAN AMENDMENT FOR THE TRACY HILLS VILLAGE 7C
PROJECT, APPLICATION NUMBER GPA20-0002

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment, a comprehensive update to the Tracy Hills Specific Plan, and a Vesting Tentative Subdivision Map for Tracy Hills Phase 1A, which consists of approximately 417 acres and includes approximately 1,160 single-family residential lots, and

WHEREAS, The entire residential area of Tracy Hills Phase 1A has a General Plan designation of Residential Low, and

WHEREAS, On May 5, 2020, an application was submitted for a proposed General Plan Amendment to the Tracy Hills Village 7C area, which consists of approximately 28 acres located within Tracy Hills Phase 1A in the vicinity of Tracy Hills Drive, Application Number GPA20-0002, and

WHEREAS, The proposed General Plan Amendment would change the General Plan land use designation on Tracy Hills Village 7C from Residential Low to Residential Medium, which is a change to the General Plan Land Use Designations Map, Figure 2-2, and

WHEREAS, The General Plan's Residential Medium designation has a density range of 5.9 to 12.0 dwelling units per acre, and

WHEREAS, Allowing a greater variety of lot types, building types and densities within residential neighborhoods is beneficial to accommodating a wide range of housing objectives, buyer needs, and affordability, and is encouraged by the General Plan, as stated in the following General Plan policies:

LU-4.1 Policy P1: Residential neighborhoods should contain a mix of housing types including single-family homes on a range of lot sizes; townhomes; duplexes, triplexes and fourplexes; and apartments.

CC-6 Policy P2: Neighborhoods shall be designed to provide a mix of housing types such as single-family, duplex, triplex, fourplex, townhomes and apartments, and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15168 of the CEQA Guidelines, exist in connection with the proposed Tracy Hills Village 7C Project Therefore, pursuant to Section 15168(c)(2), no further environmental document is required, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public

Resolution 2020-180
Page 2

hearing held on September 23, 2020 and recommended that the City Council approve a General Plan Amendment for the Tracy Hills Village 7C Project, Application Number GPA20-0002, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on October 20, 2020;

NOW, THEREFORE BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. General Plan Amendment. The City Council hereby approves a General Plan Amendment, Application Number GPA20-0002, as attached to the October 20, 2020 City Council staff report as Attachment "A."
3. Effective Date. This resolution shall be effective immediately.

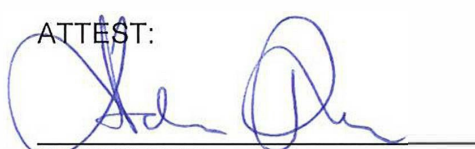
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The foregoing Resolution 2020-180 was passed and adopted by the City Council of the City of Tracy on the 20th day of October 2020, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, RANSOM, YOUNG, RICKMAN
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: VARGAS
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2020-186

APPROVING A GENERAL PLAN AMENDMENT FOR TRACY HILLS PHASE 1B/1C
APPLICATION NUMBER GPA19-0001

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment, a comprehensive update to the Tracy Hills Specific Plan, and a Vesting Tentative Subdivision Map for Tracy Hills Phase 1A, which consists of approximately 417 acres and includes approximately 1,160 single-family residential lots, and

WHEREAS, On April 8, 2019, an application was submitted for a proposed General Plan Amendment to the Tracy Hills Phase 1B/1C area, which consists of approximately 310 acres located west of Phase 1A in the vicinity of Tracy Hills Drive, Application Number GPA19-0001, and

WHEREAS, The proposed General Plan Amendment includes changes to the General Plan Land Use Designations map, Figure 2-2, for the Tracy Hills area, and

WHEREAS, The overall 310-acre subject property includes approximately 161 acres for Phase 1B, 122 acres for Phase 1C, and a 27-acre remainder parcel to the north, and

WHEREAS, Within Phase 1B, the proposed General Plan Amendment includes changing the General Plan land use designations on approximately 71 acres from Residential Medium to Residential Low and changing approximately 66 acres from Commercial to Residential Low, and

WHEREAS, The resulting Phase 1B area would consist of approximately 137 acres of Residential Low, 10 acres of Residential High, and 14 acres of Commercial, and

WHEREAS, Within Phase 1C, the proposed General Plan Amendment includes changing the General Plan land use designation on approximately 122 acres from Commercial to 108 acres of Residential Medium and 14 acres of Residential Low, and

WHEREAS, The proposed General Plan Amendment also includes changing the General Plan land use designation on a 27-acre remainder parcel, which is located north of the California Aqueduct, from Industrial to Residential Medium, and

WHEREAS, The proposed General Plan Amendment also includes updating text on page 2-12 of the General Plan related to the anticipated build-out numbers for the Tracy Hills Specific Plan and a text clean-up on page 2-57, and

WHEREAS, The updated text would state that the Tracy Hills Specific Plan area is anticipated to include over 6,000 residential units and approximately 4 million square feet of commercial, office, and industrial space, and

WHEREAS, Given this proposed reduction to commercial and industrial designated land within the Tracy Hills Specific Plan area, the City conducted an economic study to analyze

Resolution 2020-186

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whether the remaining commercial and industrial designated land would be sufficient to satisfy anticipated future market demands, and

WHEREAS, The economic study concluded that the proposed land use designation change from non-residential to residential uses would not constrain the future economic development of the City because there would still be more than sufficient land remaining for future commercial/retail, business park/office, and industrial development, and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15168 of the CEQA Guidelines, exist in connection with the proposed Tracy Hills Phase 1B/1C Project. Therefore, pursuant to Section 15168(c)(2), no further environmental document is required, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 14, 2020 and recommended that the City Council approve the proposed General Plan Amendment for the Tracy Hills Phase 1B/1C Project, Application Number GPA19-0001, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on November 10, 2020;

NOW, THEREFORE BE IT RESOLVED as follows:

Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.

NOW, THEREFORE BE IT FURTHER RESOLVED, That the City Council of the City of Tracy hereby approves the General Plan Amendment for the Tracy Hills Phase 1B/1C Project (Application Number GPA19-0001), as shown in Attachment A of the City Council staff report dated November 10, 2020.

* * * * *

The foregoing Resolution 2020-186 was passed and adopted by the City Council of the City of Tracy on the 10th day of November 2020, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG
NOES:	COUNCIL MEMBERS: RICKMAN
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR


CLERK

RESOLUTION 2021-046

APPROVING A GENERAL PLAN AMENDMENT TO THE DESCRIPTION OF THE ELLIS SPECIFIC PLAN AREA AND ADDING THE AVENUES SPECIFIC PLAN AREA TO THE SECONDARY RESIDENTIAL GROWTH AREAS, FIGURE 2-3 APPLICATION NUMBER GPA20-0003

WHEREAS, The Ellis Specific Plan (ESP) is recognized in the General Plan as a specific plan area (page 2-12), a General Plan designation (TR-Ellis, beginning on page 2-18), and as an area of special consideration (beginning on page 2-58), and

WHEREAS, On January 22, 2013, the City Council approved the ESP for the approximately 321-acre Specific Plan site (Resolution No. 2013-012), and

WHEREAS, On January 18, 2018, the City Council approved the approximately 95-acre Avenues Specific Plan (ASP) (Ordinance 1262), and

WHEREAS, The developer of the ESP and ASP, The Surland Companies, submitted an application to incorporate the ASP property into the ESP (and this related General Plan Amendment application) because the two specific plans share a common boundary; reflect common designs; contain similar development and construction standards (such as sidewalk design and street width), amenities (such as parks), and architectural design guidelines, and

WHEREAS, In order to maintain consistency between the General Plan and the ESP (with the proposed incorporation of the ASP), specific sections of the General Plan describing the size and number of dwelling units of the ESP must be amended, and

WHEREAS, The proposal will provide for the ASP property to be incorporated into the ESP, retaining the name, Ellis Specific Plan (in the General Plan), for convenient implementation of the Specific Plan, and

WHEREAS, The proposed amendments do not change the land uses, development standards, or development potential of the subject property, and

WHEREAS, Consistent with General Plan Policy P3 (page 2-36), the City's Growth Management Ordinance, and Mitigation Measure LU-1 of the ASP MND, the ASP area must be added to the General Plan Secondary Residential Growth Areas (Figure 2-3) in order to be eligible to apply for Residential Growth Allotments under the City's Growth Management Ordinance, and

WHEREAS, The Planning Commission conducted a public hearing to review the development applications and an Addendum prepared for the applications pursuant to the California Environmental Quality Act on February 24, 2021, and

WHEREAS, The City Council conducted a public hearing to review the development applications and the Addendum on April 20, 2021;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves the following amendments to the City's General Plan:

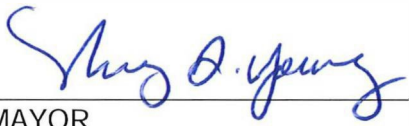
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Page 2

- i. Page 2-12: Amend the number of acres in the ESP from 321 to 416 and the maximum number of residential units from 2,250 to 2,730;
- ii. Page 2-59: Amend the number of acres in the ESP from 321 to 416;
- iii. Page 2-20: as revised by Resolution 2018-046, add the phrase, "Ellis Neighborhood portion of the," to the second line, following the existing words, "designation applies to the"; and
- iv. Amend Figure 2-3, on page 2-37, by adding the approximately 95-acre, ASP area (APNs 240-140-05 and -49) to the Secondary Residential Growth Areas.

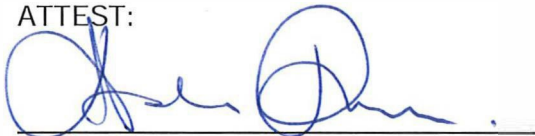
* * * * *

The foregoing Resolution 2021-046 was passed and adopted by the Tracy City Council on the 20th day of April 2021, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, BEDOLLA, YOUNG
NOES:	COUNCIL MEMBERS: DAVIS
ABSENT:	COUNCIL MEMBERS: VARGAS
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:



CITY CLERK

RESOLUTION 2021-083

APPROVING A GENERAL PLAN AMENDMENT, AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE TRACY HILLS SPECIFIC PLAN, AND THE SUBMISSION OF AN APPLICATION TO LAFCO FOR ANNEXATION OF THE TRACY HILLS 35-ACRE ANNEXATION AREA INTO THE TRACY CITY LIMITS WITH PRE-ZONING OF TRACY HILLS SPECIFIC PLAN ZONE FOR APPROXIMATELY 35 ACRES LOCATED SOUTH OF 1-580 IN THE VICINITY OF CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBERS 253-030-13 AND 253-040-10

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan, and

WHEREAS, Applications were submitted regarding the Tracy Hills 35-Acre Annexation Project, which includes a proposed General Plan Amendment, pre-zoning, and annexation to the City of Tracy of approximately 35 acres located south of 1-580 in the vicinity of Corral Hollow Road, Assessor's Parcel Numbers 253-030-13 and 253-040-10, Application Numbers GPA20-0001 and AP20-0002, and

WHEREAS, The proposed General Plan Amendment would change the General Plan land use designation from Open Space to Residential Low for the approximately 35-acre annexation area, and also change the General Plan land use designation from Residential Very Low to Open Space for an equivalent sized 35-acre area located within the Tracy Hills Specific Plan area, adjacent to the southwestern boundary of the Specific Plan area, and

WHEREAS, The proposal includes annexing the Tracy Hills 35-Acre Annexation Area into the Tracy city limits, and upon annexation, the Tracy Hills 35-Acre Annexation area would be zoned Tracy Hills Specific Plan (THSP) Zone, and the Tracy Hills Specific Plan (THSP) Zone would be the pre-zoning for the application for annexation request to Local Agency Formation Commission (LAFCo), and

WHEREAS, Future infrastructure serving the Tracy Hills 35-Acre Annexation Area, including water, sewer, storm drain and roadways, would be provided in accordance with the Tracy Hills Specific Plan and the Citywide Infrastructure Master Plans, and incorporated into the development plans, subdivision maps, and infrastructure designs for the Tracy Hills Phase 2 Area, and

WHEREAS, The Tracy Hills 35-Acre Annexation area is currently split between Tracy Rural Fire Protection District and CAL FIRE (Department of Forestry), and based on current LAFCo policy, the annexation of this area into the City limits is expected to result in this area being detached from Tracy Rural and CAL FIRE jurisdictions and incorporated into the City's fire service jurisdiction, and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan, and

WHEREAS, An Addendum to the EIR has been prepared in accordance with the

provisions of the California Environmental Quality Act (CEQA) Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15164 of the CEQA Guidelines, exist in connection with the Tracy Hills 35-Acre Annexation Project, and therefore, no further environmental review is required, and

WHEREAS, On May 12, 2021, the Planning Commission conducted a duly noticed public hearing to consider this matter and recommended that the City Council approve the General Plan Amendment and the submission of an application to LAFCo for annexation of the Tracy Hills 35-Acre Annexation area into the Tracy city limits with a pre-zoning of Tracy Hills Specific Plan Zone, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on June 15, 2021;

NOW, THEREFORE BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Tracy hereby takes the following actions:

1. General Plan Amendment. Approves the General Plan Amendment (Application Number GPA20-0001), as shown in Attachment A of the City Council staff report dated June 15, 2021.
2. Pre-zoning and Annexation. Approves of annexation of the Tracy Hills 35-Acre Annexation area into the Tracy city limits with pre-zoning of Tracy Hills Specific Plan Zone (Application Number AP20-0002).
3. Application for Annexation Request to LAFCo. Directs staff to prepare and submit an application to LAFCo for annexation of the Tracy Hills 35-Acre Annexation area into the Tracy city limits with pre-zoning of Tracy Hills Specific Plan Zone.

* * * * *

Resolution 2021-083

Page 3

The foregoing Resolution 2021-083 was passed and adopted by the City Council of the City of Tracy on the 15th day of June 2021, by the following vote:

AYES:	COUNCIL MEMBERS: BEDOLLA, DAVIS, VARGAS, YOUNG
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: ARRIOLA
ABSTAIN:	COUNCIL MEMBERS: NONE

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MAYOR

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CITYCLERK

RESOLUTION 2021-153

APPROVING A GENERAL PLAN AMENDMENT FOR THE TRACY HILLS SPECIFIC PLAN AREA APPLICATION NUMBER GPA21-0001

WHEREAS, The Tracy Hills Specific Plan Area consists of approximately 2,767 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan, and

WHEREAS, On March 2, 2021, an application was submitted for a proposed General Plan Amendment regarding the Tracy Hills Specific Plan Area, Application Number GPA21-0001, and

WHEREAS, The proposed General Plan Amendment includes changes to the General Plan Land Use Designations map, Figure 2-2, for the Tracy Hills Phase 2 area, Tracy Hills Phase 1B area, and the Tracy Hills KT Project area, and

WHEREAS, Within the Tracy Hills Phase 2 area, the proposed General Plan Amendment includes changing the General Plan land use designation on approximately 42 acres from Residential Medium to Residential Low, changing approximately 8 acres from Residential Very Low to Residential Low, and relocating and reducing the size of a Commercial area from approximately 6.8 acres to 3.7 acres with the remainder being changed to Residential Low, and

WHEREAS, Within the Tracy Hills Phase 1B area, the proposed General Plan Amendment includes changing the General Plan land use designation on approximately 71 acres, known as Villages 10 and 11, from Residential Low to Residential Medium to allow this portion of Phase 1B to develop in accordance with the Tracy Hills Specific Plan's zoning setback standards of the Medium Density Residential (MOR-TH) zone, while not changing the approved Tracy Hills Phase 1B Vesting Tentative Map, which is consistent with the density range of Residential Medium for this portion of Phase 1B, and

WHEREAS, Within the Tracy Hills KT Project Area, the proposed General Plan Amendment includes changing the General Plan land use designation on approximately 10 acres from Commercial to Residential Medium for clarification purposes and to be consistent with the approved Tracy Hills KT Project Vesting Tentative Subdivision Map, which was approved in accordance with the Tracy Hills Specific Plan's Medium Density Residential Overlay Zone, and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to address the proposed General Plan Amendment for the Tracy Hills Specific Plan Area. No new significant environmental impacts were identified for the project and therefore, no further environmental review is necessary, and

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WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 6, 2021 and recommended that the City Council approve the proposed General Plan Amendment for the Tracy Hills Specific Plan Area, Application Number GPA21-0001, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on October 19, 2021;

NOW, THEREFORE, BE IT RESOLVED, As follows:

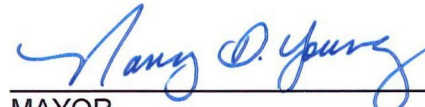
Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.

NOW, THEREFORE, BE IT FURTHER RESOLVED, That the City Council of the City of Tracy hereby approves the General Plan Amendment for the Tracy Hills Specific Plan Area, Application Number GPA21-0001, as shown in Attachment A of the City Council staff report dated October 19, 2021.

* * * * *

The foregoing Resolution 2021-153 was passed and adopted by the City Council of the City of Tracy on the 19th day of October, 2021, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, DAVIS, VARGAS, YOUNG
NOES:	COUNCIL MEMBERS: BEDOLLA
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM AND
LEGALITY


CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. 1334

**FOR THE VALPICO GLENBRIAR APARTMENT PROJECT LOCATED AT
VALPICO ROAD AND MACARTHUR DRIVE (APARTMENTS PROJECT):**

**(A) ADOPTING A NEGATIVE DECLARATION FOR THE EXPANSION OF THE
APARTMENTS PROJECT PARKING LOT TO INCLUDE A PORTION OF THE
REAR YARD OF THE PROPERTY LOCATED AT 2625 S. MACARTHUR DRIVE
(PARKING SITE) IN ACCORDANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA)**

**(8) APPROVING A GENERAL PLAN AMENDMENT REDESIGNATING THE
PARKING SITE FROM COMMERCIAL TO RESIDENTIAL HIGH (GPA22-0003);**

**(C) AMENDING THE ZONE DISTRICT OF THE PARKING SITE FROM
COMMUNITY SHOPPING CENTER TO HIGH DENSITY RESIDENTIAL
(R22-0002); AND**

**(D) APPROVING A DEVELOPMENT REVIEW PERMIT EXPANDING THE
APARTMENTS PROJECT PARKING LOT TO INCLUDE A PORTION OF
THE REAR YARD LOCATED AT 2625 S. MACARTHUR DRIVE (D22-0013)**

WHEREAS, The 264-unit Valpico Glenbriar Apartments Project was approved by the City Council on October 1, 2019, Resolution Number 2019-195; and

WHEREAS, During construction, the Apartments Project was sold from the original developer (Kattera) to Guardian Capital, which intends to complete construction, own, and manage the project; and

WHEREAS, The Apartments Project was approved with 417 off-street parking spaces, which is consistent with City standards; and

WHEREAS, Guardian Capital wishes to provide additional off-street parking spaces for tenants and guests beyond the existing number of parking spaces; and

WHEREAS, Guardian Capital has acquired an interest in approximately 13,440 square feet of adjacent property on which to develop additional parking; and

WHEREAS, Guardian Capital submitted a Development Review Permit (Application Number D22-0013) to develop the adjacent property as additional parking, connected to the existing Apartments Project site; and

WHEREAS, The Apartments Site has a General Plan designation of Residential High and is zoned High Density Residential, and

WHEREAS, The adjacent property (Parking Site), on which the parking lot will be expanded, has a General Plan designation of Commercial and is zoned Community Shopping Center; and

WHEREAS, Guardian Capital has requested the General Plan and zoning designations of the Parking Site be amended from Commercial and Community Shopping Center, respectively, to Residential High and High Density Residential, respectively, in order to be consistent with the General Plan and zoning designations of the Apartments Project site; and

WHEREAS, The Planning Commission conducted a public hearing on September 28, 2022, and considered the Initial Study/Negative Declaration dated September 2022 and prepared in accordance with the California Environmental Quality Act (CEQA) (attached as Exhibit 5) for the parking lot expansion project, finding no significant effect on the environment, and recommended that the City Council adopt it; and

WHEREAS, At the public hearing, the Planning Commission also reviewed and considered the proposed Development Review Permit for the parking expansion and recommended its approval, subject to the conditions of approval set forth in Exhibit 4; and

NOW THEREFORE BE IT RESOLVED:

SECTION 1. Incorporation of Recitals/Findings. The City Council of the City of Tracy hereby finds and determines the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City.

SECTION 2. CEQA Negative Declaration. The City Council, based on its independent judgment and analysis, has reviewed and considered the proposed project and has determined, based on the whole record before it, including the Initial Study/Negative Declaration set forth in Exhibit 5 and comments received, that there is no substantial evidence that the parking lot expansion project will have a significant effect on the environment and hereby adopts the Initial Study/Negative Declaration, as full satisfaction of the requirements under CEQA for the Apartments Project parking lot expansion.

SECTION 3. General Plan Amendment. The City Council hereby approves the General Plan map amendment from Commercial to Residential High for the approximately 13,440 square foot Parking Site as indicated in Exhibit 2.

SECTION 4. Zoning Map Amendment. The City Council approves the Zoning Map amendment from Community Shopping Center to High Density Residential for the approximately 13,440 square foot Parking Site as indicated in Exhibit 3.

SECTION 5. Development Review Permit. The City Council approves the Development Review Permit for the Valpico Glenbriar Apartments parking lot expansion based on the findings contained in Exhibit 1 and subject to the Conditions of Approval set forth in Exhibit 4.

SECTION 6. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall be affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

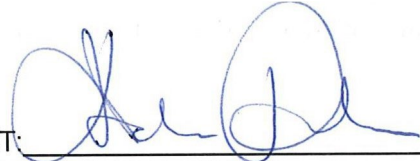
SECTION 7. Effective Date. This Ordinance shall become effective upon the thirtieth (30th) day after final adoption.

SECTION 8. Publication. The City Clerk is directed to publish this Ordinance in a manner required by law.

SECTION 9. Codification. This Ordinance shall not be codified in the Tracy Municipal Code.

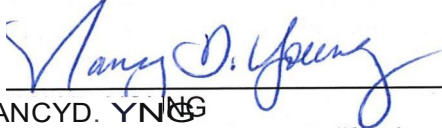
The foregoing Ordinance 1334 was introduced a a regular meeting of the Tracy City Council on the 15th day of November 2022, and adopted on the 6th day of December 2022, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, BEDOLLA, DAVIS, VARGAS, YOUNG
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTENTION:	COUNCIL MEMBERS: NONE

ATTEST: 
ADRIANNE RICHARDSON
City Clerk and Clerk of the Council of
the City of Tracy

Date of Attestation: 12/1 "t/2.0d2
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- Exhibit 1 - Project Findings
- Exhibit 2 - Proposed General Plan Designation
- Exhibit 3 - Proposed Zoning District
- Exhibit 4 - Project Conditions of Approval
- Exhibit 5 - Project Negative Declaration


NANCY D. YOUNG
Mayor of the City of Tracy, California

TRACY CITY COUNCIL**RESOLUTION 2023-198**

(1) APPROVING A GENERAL PLAN MAP AMENDMENT FROM OFFICE TO COMMERCIAL FOR AN APPROXIMATELY 1.97-ACRE SITE, LOCATED AT 2605 N. CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBER 214-020-09 (APPLICATION NUMBER GPA22-0004);

(2) APPROVING A DEVELOPMENT REVIEW PERMIT FOR A FOUR-STORY, 78-GUEST-ROOM HOTEL DEVELOPMENT (TRU BY HILTON), LOCATED AT 2605 N. CORRAL HOLLOW ROAD, APN 214-020-09 (APPLICATION NUMBER D22-0018); AND

(3) ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT AND DEVELOPMENT REVIEW PERMIT TRU BY HILTON HOTEL PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Development applications have been filed for an amendment to the General Plan Map (GPA22-0004) and a Development Review Permit (D22-0018) (the "Project") for a Tru By Hilton Hotel on an approximately 1.97-acre site at 2605 N. Corral Hollow Road (APN: 214-020-09); and

WHEREAS, the General Plan Map Amendment application is to redesignate the subject property from Office to Commercial; and

WHEREAS, the zoning of the site, General Highway Commercial, is consistent with the Commercial General Plan designation and is not proposed to be amended; and

WHEREAS, the proposed Tru By Hilton Hotel will have four stories, approximately 40,190 square feet of floor area, and 78 guest rooms; and

WHEREAS, the City Council may approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in Tracy Municipal Code Section 10.08.3960, which findings are set forth in Exhibit 1; and

WHEREAS, the Project has been evaluated in accordance with the California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to a level of insignificance, and is proposed for adoption; and

WHEREAS, on August 9, 2023, the Planning Commission conducted a public hearing to review and consider the Project and recommended the City Council adopt the Mitigated

Resolution 2023-198
Page 2

Negative Declaration, and approve the General Plan Amendment, and Development Review Permit; and

WHEREAS, on September 19, 2023, the City Council conducted a public hearing to review and consider the Project; now, therefore, be it

RESOLVED: That the City Council, based on its independent judgment and analysis, has reviewed and considered the proposed Project and has determined, based on the whole record before it, including the Mitigated Negative Declaration and Initial Study for the Tru By Hilton Project, dated April 2023, and comments received, that there is no substantial evidence that the Project will have a significant effect on the environment and hereby adopts the Initial Study/Mitigated Negative Declaration, as full satisfaction of the requirements under CEQA for the Project; and be it

FURTHER RESOLVED: The City Council hereby approves the General Plan map amendment (Application Number GPA22-0004) from Office to Commercial for the approximately 1.97-acre site at 2605 N. Corral Hollow Road, APN 214-020-09, Exhibit 2; and be it

FURTHER RESOLVED: The City Council approves the Development Review Permit for the Tru By Hilton Hotel, Application Number D22-0018, based on the findings contained in Exhibit 1 and subject to the conditions contained in Exhibit 3.

* * * * *

The foregoing Resolution 2023-198 was adopted by the Tracy City Council on the 19th day of September 2023, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, BEDOLLA, EVANS, DAVIS, YOUNG
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTENTION:	COUNCIL MEMBERS: NONE


NANCY D. YOUNG
Mayor of the City of Tracy, California


ATTES
ADRIANNE RICHARDSOY
City Clerk and Clerk of the Council of the
City of Tracy, California

Exhibit 1 - Development Review Permit Findings
Exhibit 2 - Existing and Proposed General Plan Map Designations
Exhibit 3 - Project Conditions of Approval


CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2024-054

- (1) ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE APPROVAL OF THE GENERAL PLAN AMENDMENT, REZONING, AND DEVELOPMENT REVIEW PERMIT FOR CONSTRUCTION OF 110 UNITS OF VERY LOW-INCOME SENIOR HOUSING CONSISTING OF TWO BUILDINGS AND SITE IMPROVEMENTS ON A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, APN 235-420-16 (PROJECT), IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, BASED ON THE FINDINGS, PURSUANT TO PUBLIC RESOURCES CODE SECTIONS § 21064.5 AND 21080(C);
- (2) APPROVING A GENERAL PLAN MAP AMENDMENT FROM RESIDENTIAL MEDIUM TO RESIDENTIAL HIGH FOR A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, ASSESSOR'S PARCEL NUMBER 235-420-16 (APPLICATION NUMBER GPA22-0008); AND
- (3) APPROVING A DEVELOPMENT REVIEW PERMIT WITH A DENSITY BONUS FOR THE PROJECT (APPLICATION NUMBER D22-0043).

WHEREAS, Development applications have been filed for an amendment to the General Plan Map (GPA22-0008) and a Development Review Permit (D22-0043) (the "Project") for construction of 110 units of very low-income senior housing consisting of two buildings and site improvements on a 1.94-acre portion of an overall 6.85-acre site, located at 301 West Street (APN 235-420-16); and

WHEREAS, the General Plan Map Amendment application is to redesignate the subject property from Residential Medium to Residential High; and

WHEREAS, an application to rezone the subject property from Medium Density Residential to High Density Residential was also submitted and is addressed separately through a City Council Ordinance; and

WHEREAS, the proposed 110 units of very low-income senior housing will consist of two, three stories buildings; and

WHEREAS, the City Council may approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in Tracy Municipal Code Section 10.08.3960, which findings are set forth in Exhibit 1; and

WHEREAS, the California Environmental Quality Act (CEQA) requires that the lead agency, in this case the City, consider the proposed Mitigated Negative Declaration, together

Resolution 2024-054

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with any comments received during the public review process; and

WHEREAS, the Project has been evaluated in accordance with the CEQA Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to a level of insignificance, and is proposed for adoption; and

WHEREAS, on March 13, 2024, the Planning Commission conducted a public hearing to review and consider the Project and recommended the City Council adopt the Mitigate Negative Declaration, and approve the General Plan Amendment, and Development Review Permit; and

WHEREAS, on April 2, 2024, the City Council conducted a public hearing to review and consider the Project and Mitigated Negative Declaration; and

WHEREAS, staff recommends that the City Council adopt the Mitigated Negative Declaration, as the appropriate environmental document; and

WHEREAS, staff further recommends that the City Council authorize the City Manager to file a Notice of Determination with the San Joaquin County Clerk after execution, and together, this will complete the environmental document process for the Project, in compliance with CEQA; and

WHEREAS, the City Council has made its decision to adopt the Mitigated Negative Declaration in the light of all the testimony and evidence presented at or prior to the close of the public hearing, including letters, reports, comments, analyses, etc., which the City Council after review and comment by its staff, critically reviewed, corrected, and augmented where necessary, as set forth in the record and procedural findings on this Project; now therefore, be it

RESOLVED: That the City Council of the City of Tracy hereby incorporates, as findings, the recitals set forth above as if restated herein in their entirety; and be it

FURTHER RESOLVED: That the City Council is making its decision to adopt the Mitigated Negative Declaration for this Project in light of the record as a whole as set forth in these findings; and be it

FURTHER RESOLVED: That the City Council, in adopting the Negative Declaration for this Project, of which the findings set forth in this Resolution are a part, did so through the exercise of their independent judgment and analysis after finding substantial evidence, in light of the record as a whole, including the proposed Project, the Mitigated Negative Declaration and Initial Study for the Tracy Senior Living Project at 301 West Street, dated December 2023; and be it

FURTHER RESOLVED: That the City Council finds, in support of adoption of the Mitigated Negative Declaration, pursuant to Public Resources Code Sections § 21064.5 and 21080(c), that revisions to the Project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur; and (2) There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment; and be it

FURTHER RESOLVED: That based on the findings set forth in this Resolution, and on the record of the public hearing, the City Council hereby approves and adopts the Mitigated

Negative Declaration for the Project, as presented to Council and set forth in the staff report and certifies that the Mitigated Negative Declaration is an adequate and complete document prepared in compliance with the California Environmental Quality Act, as amended, and the State and Local Guidelines promulgated there under; and be it

FURTHER RESOLVED: That the City Council hereby authorizes and directs the City Manager to file a Notice of Determination within five (5) working days after approval of this Resolution; and be it

FURTHER RESOLVED: That the City Council hereby adopts a Mitigation Monitoring and Reporting Program to monitor and enforce the mitigation measures described in the Mitigated Negative Declaration by and through the Conditions of Approval; and be it

FURTHER RESOLVED: The City Council hereby approves the General Plan map amendment from Medium Density Residential to High Density Residential for a 1.94-acre portion of an overall 6.85-acre site located at 301 West Street, APN 235-420-16, Exhibit 3; and be it

FURTHER RESOLVED: The City Council approves the Development Review Permit with a density bonus for the Tracy Senior Living Project at 301 West Street, Application Number D22-0043, based on the findings contained in Exhibit 1 and subject to the conditions contained in Exhibit 3.

The foregoing **Resolution 2024-054** was adopted by the Tracy City Council on the 2nd day of April 2024, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, BEDOLLA, EVANS, DAVIS, YOUNG
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTENTION:	COUNCIL MEMBERS: NONE


 NANCY D. YOUNG
 Mayor of the City of Tracy, California

ATTEST: 
 ADRIANNE RICHARDSON
 City Clerk and Clerk of the Council of the
 City of Tracy, California

Date of Attestation: 4/8/2024

Exhibit 1 – Project Findings
 Exhibit 2 – Existing and Proposed General Plan Map Designations
 Exhibit 3 – Project Conditions of Approval

TRACY CITY COUNCIL

1. DETERMINING THAT THE 2023-2031 HOUSING ELEMENT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") (CALIFORNIA PUBLIC RESOURCES CODE SECTION 21000, ET SEQ.), PURSUANT TO STATE CEQA REGULATION §15061(B)(3) (14 CAL. CODE REGS. § 15061(B)(3)), THE COMMON-SENSE EXEMPTION COVERING ACTIVITIES WITH NO POSSIBILITY OF HAVING A SIGNIFICANT EFFECT ON THE ENVIRONMENT; AND

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, project materials and notices of community surveys, web page, and on-line participation tools are posted in English and Spanish and advertised on the City's website and other media; and

WHEREAS, the 2023-2031 Housing Element adoption is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)), the common-sense exemption covering activities with no possibility of having a significant effect on the environment. This CEQA exemption applies to the Housing Element

because adoption of the Housing Element itself does not rezone or amend the General Plan land use designations on any property; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on May 28, 2025 and recommended that the City Council adopt a resolution to approve the 2023-2031 Housing Element; and

WHEREAS, the City Council considered this matter at a duly noticed public hearing held on July 1, 2025; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy determine that the 2023-2031 Housing Element is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)), the common-sense exemption covering activities with no possibility of having a significant effect on the environment; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy directs the City Manager to file a Notice of Exemption with the County Clerk Recorder for the 2023-2031 Housing Element after execution, and together, this will complete the environmental document process for the Project, in compliance with CEQA; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy adopts the 2023-2031 Housing Element, available and on file in the City Clerk's Office; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy directs the City Manager to file a copy of the 2023-2031 Housing Element and adoption resolution with the California Department of Housing and Community Development for document certification and formal approval.

The foregoing Resolution 2025-179 was adopted by the Tracy City Council on the 1st day of July 2025, by the following vote:

AYES:	COUNCIL MEMBERS: BEDOLLA, EVANS, NYGARD, ABERCROMBIE, ARRIOLA
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTENTION:	COUNCIL MEMBERS: NONE


DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: 
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy
Date of Attestation: 07-01-2025

APPROVED AS TO FORM


CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2026-189

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1. APPROVING A GENERAL PLAN AMENDMENT TO UPDATE LAND USE DESIGNATIONS FOR THE HOUSING ELEMENT OPPORTUNITY SITES; AND
 2. APPROVING A GENERAL PLAN AMENDMENT TO UPDATE THE LAND USE, SAFETY, CIRCULATION, AND CREATION OF A NEW ENVIRONMENTAL JUSTICE ELEMENT

WHEREAS, the City of Tracy adopted the 2023–2031 Housing Element to accommodate the City's Regional Housing Needs Allocation (RHNA) of 8,830 units, plus a carryover obligation from the previous cycle, resulting in a total obligation of 9,330 units, including 5,373 lower-income units; and

WHEREAS, the Housing Element identified a shortfall of sites available to accommodate lower- and moderate-income housing and established programs to address this shortfall; and

WHEREAS, the proposed General Plan Amendment (GPA24-0002) is part of a comprehensive Housing Element Implementation Program that includes updates to land use designations, General Plan elements, and related policies to ensure adequate housing capacity and consistency with State law; and

WHEREAS, the General Plan Amendment would update land use designations for Housing Element Opportunity Sites to ensure consistency with proposed rezoning and housing capacity assumptions; and

WHEREAS, the General Plan Amendment would update the Land Use, Circulation, and Safety Elements, and add an Environmental Justice Element in compliance with Senate Bill 1000; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on June 10th, 2026 and recommended that the City Council adopt a resolution to approve the General Plan Amendment; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and the City Council separately considered and

Resolution 2026-189

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approved certifying the Environmental Impact Report (EIR) prior to taking action on this Resolution; and

WHEREAS, the City Council considered this matter at a duly noticed public hearing held on July 7, 2026; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy separately considered and approved the certifying of the Tracy Housing Rezone, Specific Plan Amendment, and General Plan Amendment project Environmental Impact Report (State Clearinghouse #2024060655); and adopting Environmental Findings and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act prior to taking action on this Resolution; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy hereby approves General Plan Amendment (GPA24-0002) to implement the Housing Element, including:

A) Amendment of General Plan Land Use designations for Housing Element Opportunity Sites, attached hereto as **Exhibit A** and **Exhibit B**, and incorporated by reference as if fully set forth herein; and

B) Updates to the Land Use Element, including revisions to policies, figures, and tables to ensure consistency with the Housing Element and rezoning program, attached hereto **Exhibit C**, and incorporated by reference as if fully set forth herein; and

C) Updates to the Circulation Element to incorporate vehicle miles traveled (VMT)-based analysis consistent with Senate Bill 743, attached hereto as **Exhibit D**, and incorporated by reference as if fully set forth herein; and

D) Updates to the Safety Element to address hazards, climate adaptation, and emergency preparedness consistent with State requirements, attached hereto as **Exhibit E**, and incorporated by reference as if fully set forth herein; and

E) Addition of an Environmental Justice Element in compliance with Senate Bill 1000, attached hereto as **Exhibit F**, and incorporated by reference as if fully set forth herein; and

F) Other minor text, figure, and mapping updates necessary to maintain internal consistency within the General Plan; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy directs the City Manager, or their designee, to file a copy of the Housing Element Implementation General Plan Amendment resolution with the California Department of Housing and Community Development for State certification of the City's Housing Element.

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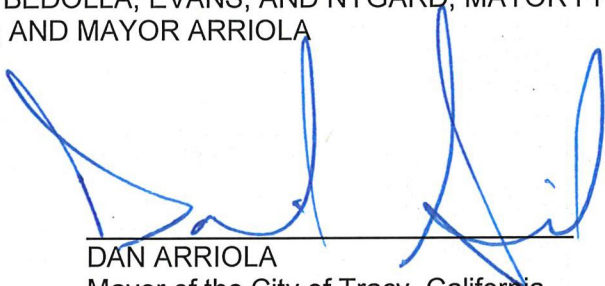
The foregoing Resolution 2026-189 was adopted by the Tracy City Council on the 7th day of July, 2026 by the following vote:

AYES: COUNCIL MEMBERS BEDOLLA, EVANS, AND NYGARD; MAYOR PRO
TEM ABERCROMBIE; AND MAYOR ARRIOLA

NOES:

ABSENCES:

ABSTENTIONS:



DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:



APRIL B. QUINTANILLA
City Clerk and Clerk of the Council
of the City of Tracy, California

EXHIBITS:

- EXHIBIT 1 – Opportunity Sites Inventory (GP Designations)
- EXHIBIT 2 – GP Amendment Areas Map
- EXHIBIT 3 – Land Use Element
- EXHIBIT 4 – Circulation Element
- EXHIBIT 5 – Safety Element
- EXHIBIT 6 – Environmental Justice Element

APPROVED AS TO FORM AND LEGALITY


CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2026-169

- A) DETERMINING THAT THE PROPOSED ANNEXATION OF APPROXIMATELY 1,350 ACRES LOCATED IN THE CITY'S SPHERE OF INFLUENCE ADJACENT TO THE SOUTHWESTERN BOUNDARY OF THE CITY'S CORDES RANCH SPECIFIC PLAN AREA ("THE PROJECT") IS CONSISTENT WITH THE IMPACTS IDENTIFIED IN THE CITY'S GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (EIR) AND THEREFORE, PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15162 and 15168(c)(2), NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY; AND
- B) APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR APNs 209-230-29 AND 209-230-30 FROM PARK TO PUBLIC FACILITIES; AND
- C) AUTHORIZING THE CITY MANAGER TO SUBMIT A PETITION TO THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION FOR THE ANNEXATION OF APPROXIMATELY 1,350 ACRES INTO THE CITY LIMITS OF TRACY.

WHEREAS, the City of Tracy initiated an annexation of approximately 1,350 acres located adjacent to the southwestern boundary of the City's Cordes Ranch Specific Plan area ("the Project"); and

WHEREAS, the City of Tracy previously entered into an Agreement to Annex with the Patterson Pass Business Park to annex into the City of Tracy once the land was contiguous with the City boundary line, which it now is; and

WHEREAS, all parcels included in the annexation area are within the City or Tracy's Sphere of Influence 10-year horizon; and

WHEREAS, Assessor's Parcel Numbers (APNs) included within the annexation area include: 209-230-29, 209-230-30, 209-230-17, 209-230-16, 209-230-14, 209-230-04, 209-230-18, 209-230-15, 209-230-24, 209-230-09, 209-230-10, 209-230-13, 209-110-13, 209-430-04, 209-430-06, 209-430-03, 209-430-05, 209-110-52, 209-110-51,

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209-100-07, 209-100-05, 209-440-15, 209-090-47, 209-090-46, 209-090-11, 209-090-19, 209-090-17, 209-080-19, 209-080-18, 209-080-09, 209-080-23, 209-090-25, 209-090-45, 209-090-30, 209-440-16, 209-440-38, 209-440-39, 209-440-23, 209-440-31, 209-440-30, 209-440-29, 209-440-06, 209-440-07, 209-440-34, 209-440-35, 209-440-40, 209-440-37, 209-440-36, and 209-440-18; and

WHEREAS, the General Plan Amendment would update land use designations for APNs 209-230-29 and 209-230-30 from Park to Public Facilities; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and a consistency analysis included as Exhibit A determined that the proposed annexation is consistent with the impacts identified in the City's General Plan Environmental Impact Report (EIR), and therefore, no further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2); and

WHEREAS, The Planning Commission conducted a duly noticed public hearing to review and consider this matter on May 27, 2026 and voted to recommend that the City Council approve the Project; and

WHEREAS, The City Council conducted a duly noticed public hearing to review and consider this matter on June 23, 2026; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy hereby (1) determines that the Project is consistent with the impacts identified in the City's General Plan Environmental Impact Report (EIR), which was prepared in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and therefore pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary, as shown in Exhibit A; and be it

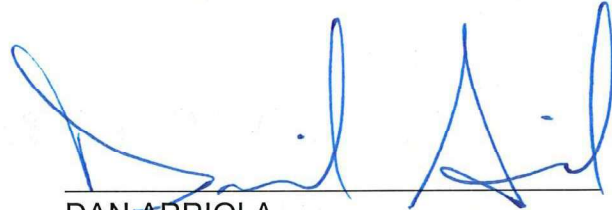
FURTHER RESOLVED: That the City Council of the City of Tracy hereby approves a General Plan Amendment to change the land use designations from Park to Public Facilities for the two parcels with Assessor's Parcel Numbers (APNs) 209-230-29 and 209-230-30, as shown in Exhibit B; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy hereby authorizes the City Manager to submit a petition to the San Joaquin Local Agency Formation Commission (LAFCo) to annex approximately 1,350 acres, including the APNs stated above, as shown in Exhibit C.

Resolution 2026-169
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The foregoing Resolution 2026-169 was adopted by the City Council of the City of Tracy on 23rd day of June, 2026 by the following vote:

AYES: COUNCIL MEMBERS BEDOLLA, EVANS, AND NYGARD;
MAYOR PRO TEM ABERCROMBIE; AND MAYOR ARRIOLA
NOES: NONE
ABSENCES: NONE
ABSTENTIONS: NONE



DAN ARRIOLA
Mayor of the City of Tracy

ATTEST:



APRIL B. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

EXHIBITS:

- Exhibit 1 – CEQA Consistency Analysis
- Exhibit 2 – General Plan Amendment of Land Use Designations
- Exhibit 3 – Annexation Area Map



CONSISTENCY ANALYSIS AND ENVIRONMENTAL CHECKLIST

February 2026

Tracy General Plan

**General Plan Amendment and
West Tracy Annexation Project**

Prepared For:

City of Tracy

Department of Community and Economic Development

333 Civic Center Plaza

Tracy, CA 95376

Prepared By:

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INTRODUCTION

This document provides an analysis of a proposed Amendment to the Tracy General Plan and the West Tracy Annexation Project (herein referred collectively as the “Project”). The proposed Project includes a request for annexation of approximately 1,347 acres located within the southwest portion of the City of Tracy SOI and the City’s Planning Area. Approval of a site plan is not being requested by the applicant at this time, as all site plans and specific development proposals are still conceptual. There are no entitlements or specific development approvals being requested beyond the annexation, a General Plan Amendment, and rezoning, which is described in further detail below.

The proposed Project would be consistent with the environmental analysis in the City of Tracy General Plan Draft Environmental Impact Report (Tracy General Plan EIR), and other than a change in land use designation from Park to Public Facilities on a portion of the project site, would be otherwise consistent with the Tracy General Plan. The proposed Project would not result in a net gain of developable land and would generally not change the overall allowed land uses as compared to what was analyzed in the certified Tracy General Plan EIR.¹

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Under Section 15168(c) of the CEQA Guidelines, when a program EIR has been certified for a development program such as a general plan or specific plan, “later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” Section 15168(c)(2) further states, “if the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.”

Section 15162(a) of the State CEQA Guidelines states the following:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:

¹ The City of Tracy General Plan EIR is inclusive of the Draft EIR, published in October 4, 2005; the City of Tracy General Plan Amendment to the Draft Environmental Impact Report, published on March 16, 2006; the City of Tracy General Plan Draft Supplemental EIR, published on April 22, 2009; the City of Tracy General Plan Recirculated Supplemental EIR, published on July 22, 2010; the City of Tracy General Plan Final Supplemental EIR, published on December 1, 2010; and the City of Tracy General Plan Final Supplemental EIR Addendum, published on February 1, 2011. For more detail, see: <https://www.cityoftracy.org/Departments/Community-and-Economic-Development/Planning/General-Plan-Zoning-Ordinance>

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

Pursuant to CEQA Guidelines Section 15168, the City has prepared this Consistency Analysis and environmental checklist to determine whether any of the conditions described in Section 15162(a) would occur, or whether any changes or additions would be required to the Tracy General Plan EIR, if the proposed Project is approved.

Based on the analysis and evaluation provided in this Consistency Analysis, no new significant impacts would occur because of the proposed Project, nor would there be any substantial increase in the severity of any previously identified significant environmental impact. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the Tracy General EIR would substantially reduce one or more significant effects on the environment. Therefore, no conditions described in Section 15162(a) of the CEQA Guidelines have occurred or would occur with approval of the proposed Project. In addition, no changes or additions to the Tracy General Plan EIR were or are required for review and approval of the proposed Project. Therefore, based on Section 15168(c)(2) of the CEQA Guidelines, the City can approve the proposed Project as within the scope of the development program evaluated in the Tracy General Plan EIR and no further environmental document is required.

Tracy General Plan EIR (Certified 2011)

On February 1, 2011, the City adopted a new General Plan and certified the associated General Plan EIR (State Clearinghouse (SCH) # 2008092006). The Tracy General Plan EIR evaluates the potential environmental impacts resulting from the approval and implementation of the Tracy General Plan. The General Plan serves as the principal policy document for guiding future development and conservation in and around the City. The General Plan includes goals, objectives, policies and actions which have been designed to implement the City's and the community's vision for Tracy. The policies and actions are used by the City to guide day-to-day decision-making so there is continuing progress toward the attainment of the Plan's goals. The cumulative impacts associated with buildout of the City of Tracy General Plan, including the West Tracy Annexation project site (Project site) were fully addressed in the General Plan EIR.

This analysis incorporates by reference, where relevant and appropriate, discussion and analysis contained in the previously certified Tracy General Plan EIR.

Purpose of Consistency Analysis and Environmental Checklist

The purpose of this Consistency Analysis is to analyze any potential differences between the impacts identified in the previously certified Tracy General Plan EIR and those that would be associated with the proposed Project. The analysis is organized in the form of an environmental checklist with thresholds of significance that were in place at the time the Tracy General Plan EIR was certified.

Pursuant to provisions of CEQA and the State CEQA Guidelines, the City of Tracy is the Lead Agency charged with the responsibility of determining whether to approve the proposed Project. As part of its decision-making process, the City is required to review and consider whether the proposed Project would create new significant impacts or significant impacts that would be substantially more severe than those disclosed in the previously certified Tracy General Plan EIR. The decision-making body must consider the whole of the data presented in the Tracy General Plan EIR and this Consistency Analysis. As a project that is within the scope of the program analyzed in the Tracy General Plan EIR, additional CEQA review beyond this Consistency Analysis would only be triggered if the environmental effects of the proposed Project are not covered in the Tracy General Plan EIR pursuant to Section 15168(c) or one or more of the circumstances or conditions described in Section 15162(a) of the CEQA Guidelines was determined to be present or to have occurred.

PROPOSED PROJECT**Project Location**

The West Tracy Annexation Project site is located just southwest of the existing city limits of the City of Tracy. The site is within the City's Sphere of Influence (SOI), and is within the City's Planning Area. There are many Assessor Parcel Numbers (APNs) that make up the site. Figure 1 shows the regional map, and Figure 2 shows the vicinity map for the project.

Project Description

The proposed Project includes a request for annexation of approximately 1,347 acres located within the southwest portion of the City of Tracy SOI and the City's Planning Area. Approval of a site plan is not being requested by the applicant at this time, as all site plans and specific development proposals are still conceptual. There are no entitlements or specific development approvals being requested beyond the annexation, General Plan Amendment, and rezoning, which is described below.

For the purposes of this analysis, it is assumed that any future development application on the subject Project site would develop the Project site with industrial, public facilities, or similar uses. The existing General Plan land uses on the Project site include two land uses: Industrial, and Park land uses. Refer to Figure 3A. A General Plan Amendment is required to change the existing Park land use located within City-owned property, located at 15580 and 15178 W Schulte, within the eastern portion of the Project site, to a Public Facilities land use (refer to Figure 3B).

The Industrial land use includes specific uses allowed in the industrial category that range from flex/office space to manufacturing to warehousing and distribution. Industrial parcels must have a maximum FAR of 0.5. Ancillary uses, such as restaurants, consumer services and parks, may be also allowed to serve the daily needs of the workers.

The Public Facilities land use applies to government-owned parcels, and include civic uses such as libraries, police and fire stations, municipal offices and the court house, and utilities.

Existing Site Uses

The Project site currently contains developed industrial uses and some vacant land within the Industrial portion of the Project site. Additionally, the Public Facilities land use is currently undeveloped and covered by ruderal grasses, as well as one small existing building. Existing roadways, including both paved and dirt roads, exist throughout the Project site. Portions of the site were previously used for agricultural uses but are no longer irrigated or harvested. Furthermore, both the Delta-Mendota Canal and the California Aqueduct bisect the Project site.

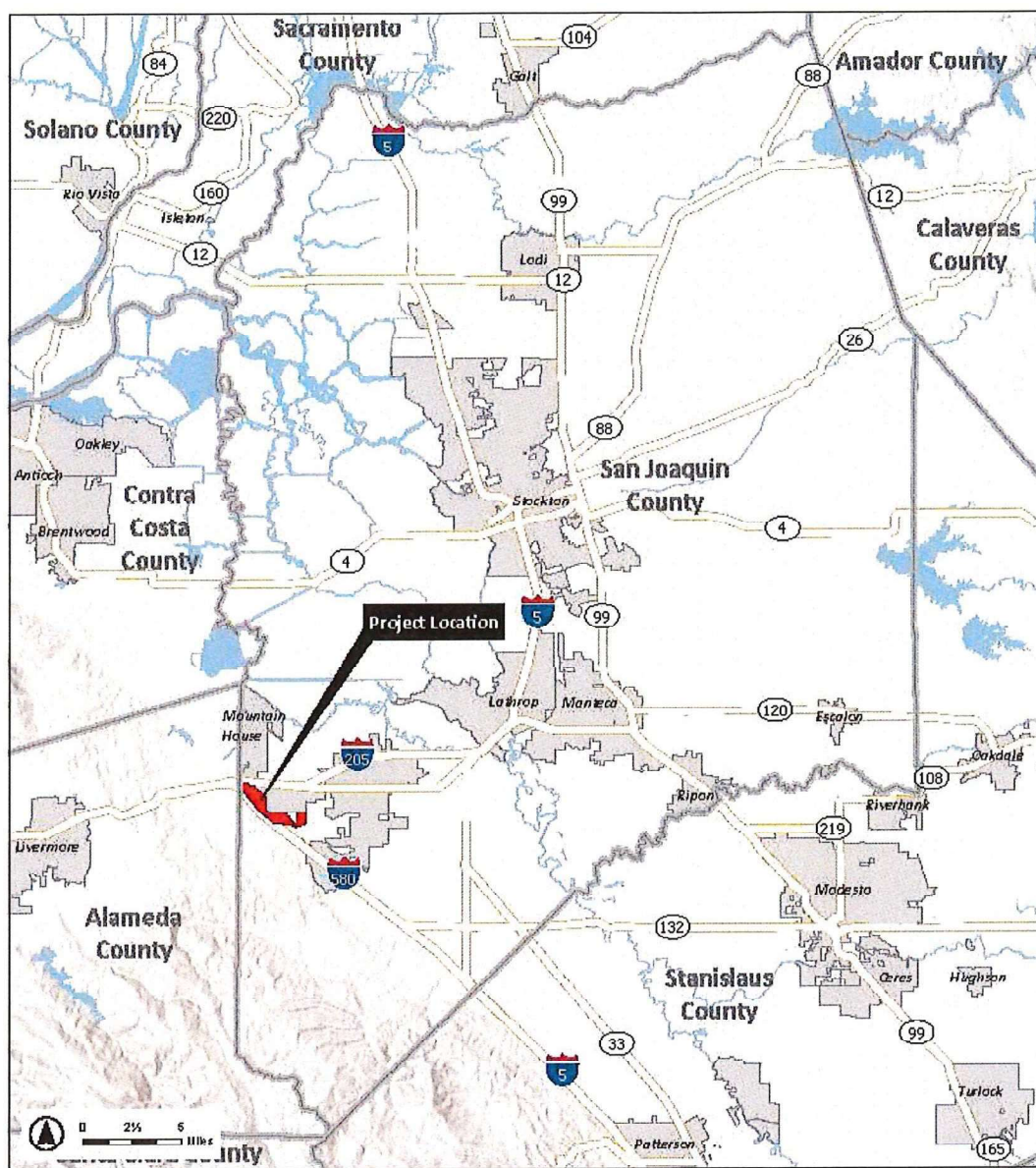
Surrounding Land Uses

The Project site is located in an industrial area. The surrounding areas adjacent to the Project site include industrial uses to the north and east of the Project site. I-580 travels along the southern boundary of the Project site. Land uses to the south of the Project site are primarily vacant and undeveloped, with the exception of some scattered industrial and commercial uses, such as the Musco Family Olive Company facility. The surrounding uses are primarily designated Industrial and Park by the City's General Plan.

General Plan and Zoning Designations

The City of Tracy General Plan currently designates the Project site as Industrial and Park land uses. The San Joaquin County General Plan identifies the Project site as General Agriculture, Limited Industrial, and General Industrial, under the County zoning Code.

Approvals required for project implementation include rezoning the Project site to the M1 – Light Industrial Zone and the HS – Highway Service Zone, annexation of the Project site to the City, and a General Plan Amendment to modify the existing Park land use designation to Public Facilities. Figure 3A shows the existing General Plan land use, Figure 3B shows the General Plan land uses after amending the parcels located at 15580 and 15178 W Schulte from the Park to the Public Facilities land use, and Figure 4 shows the existing zoning, and Figure 5 shows the anticipated rezoning.



Legend

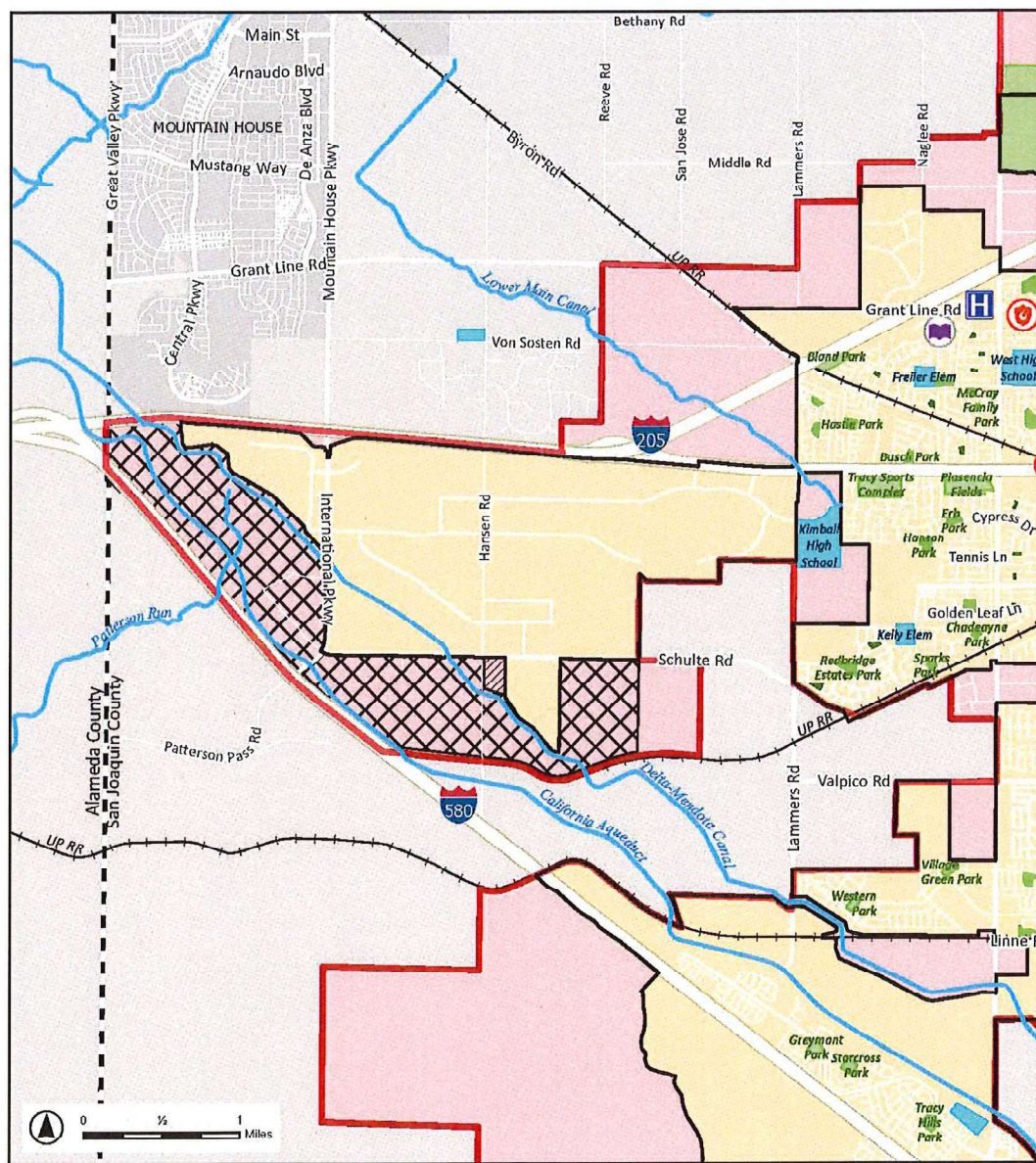
- West Tracy Annexation Area
- City of Tracy
- Incorporated Area
- County Boundary

Sources: California State Geoporal, USGS Transportation Dataset. Map Date: April 27, 2026.

**WEST TRACY ANNEXATION
TRACY, CALIFORNIA**

Figure 1. Regional Map

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PLANNING CONSULTANTS FOR THE CITY OF TRACY



WEST TRACY ANNEXATION
TRACY, CALIFORNIA

Figure 2. Vicinity Map

Legend

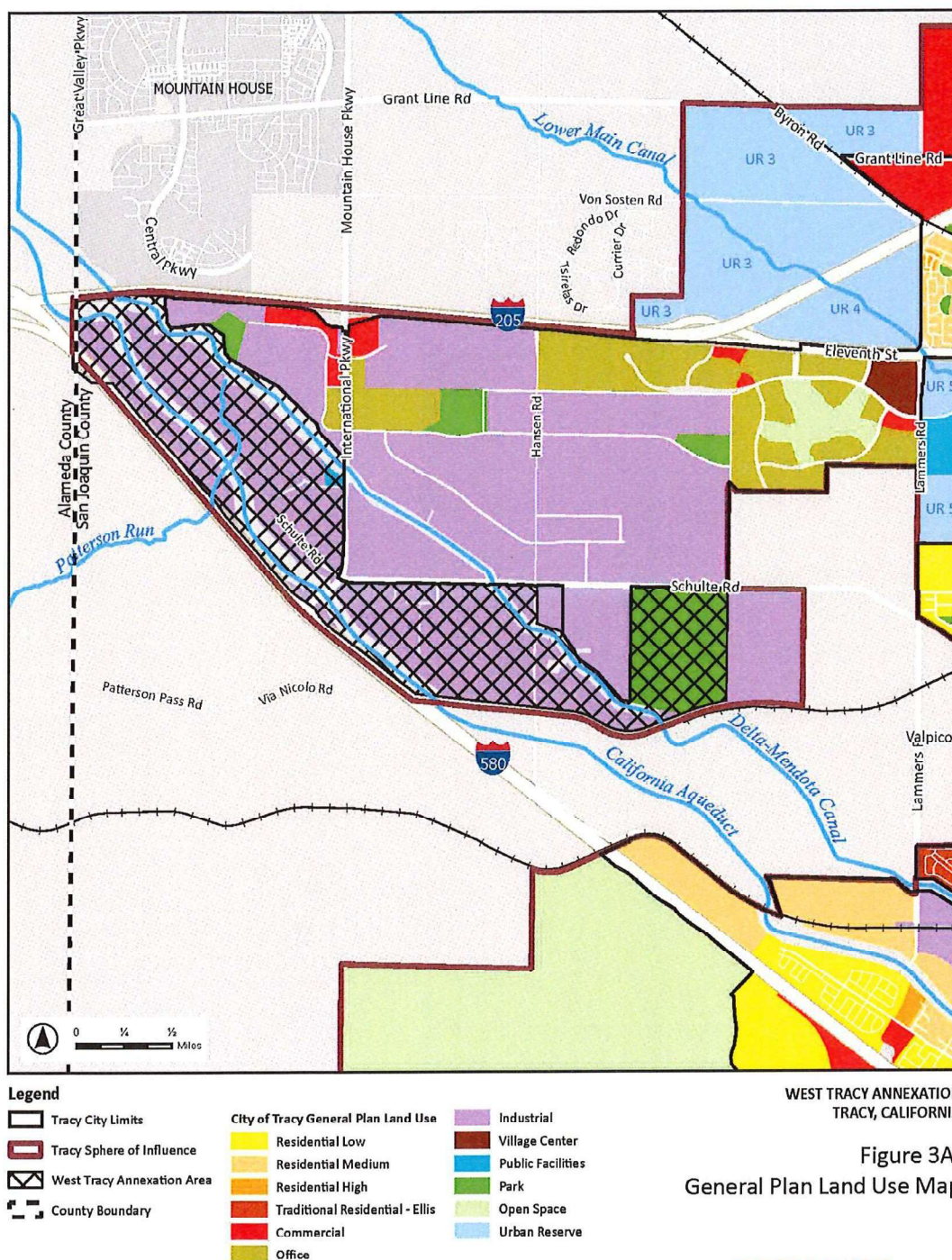
- City of Tracy
- Tracy Sphere of Influence
- West Tracy Annexation Area
- Schulte Warehouse Annexation (under review)

- County Boundary
- Manteca Branch Library
- South SJF Fire Authority Fire Station

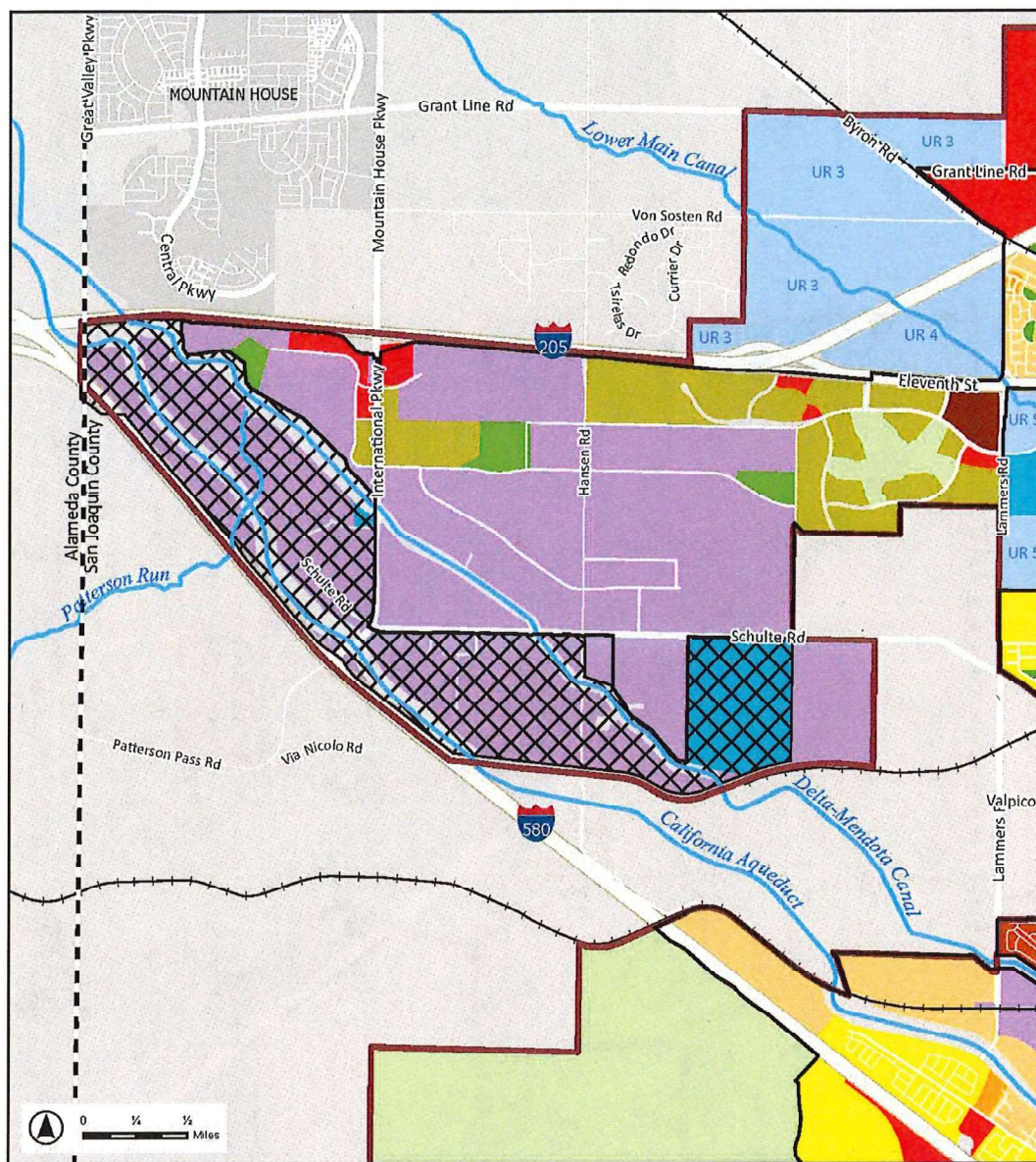
- Hospital/Medical Center
- Public School
- Community Park
- Neighborhood Park
- Mini Park

Sources: San Joaquin County GIS; USGS National Hydrography Dataset; USGS Transportation Dataset; California State Geospatial. Map Date: April 27, 2026.

DE NOVO PLANNING GROUP
ALAND USE PLANNING, DESIGN AND ENVIRONMENTAL FIRM



Sources: City of Tracy; San Joaquin County GIS; USGS NHD. Map Date: April 27, 2026.



Legend

Tracy City Limits

Tracy Sphere of Influence

West Tracy Annexation Area

County Boundary

City of Tracy General Plan Land Use

Residential Low

Residential Medium

Residential High

Traditional Residential - Ellis

Commercial

Office

Industrial

Village Center

Public Facilities

Park

Open Space

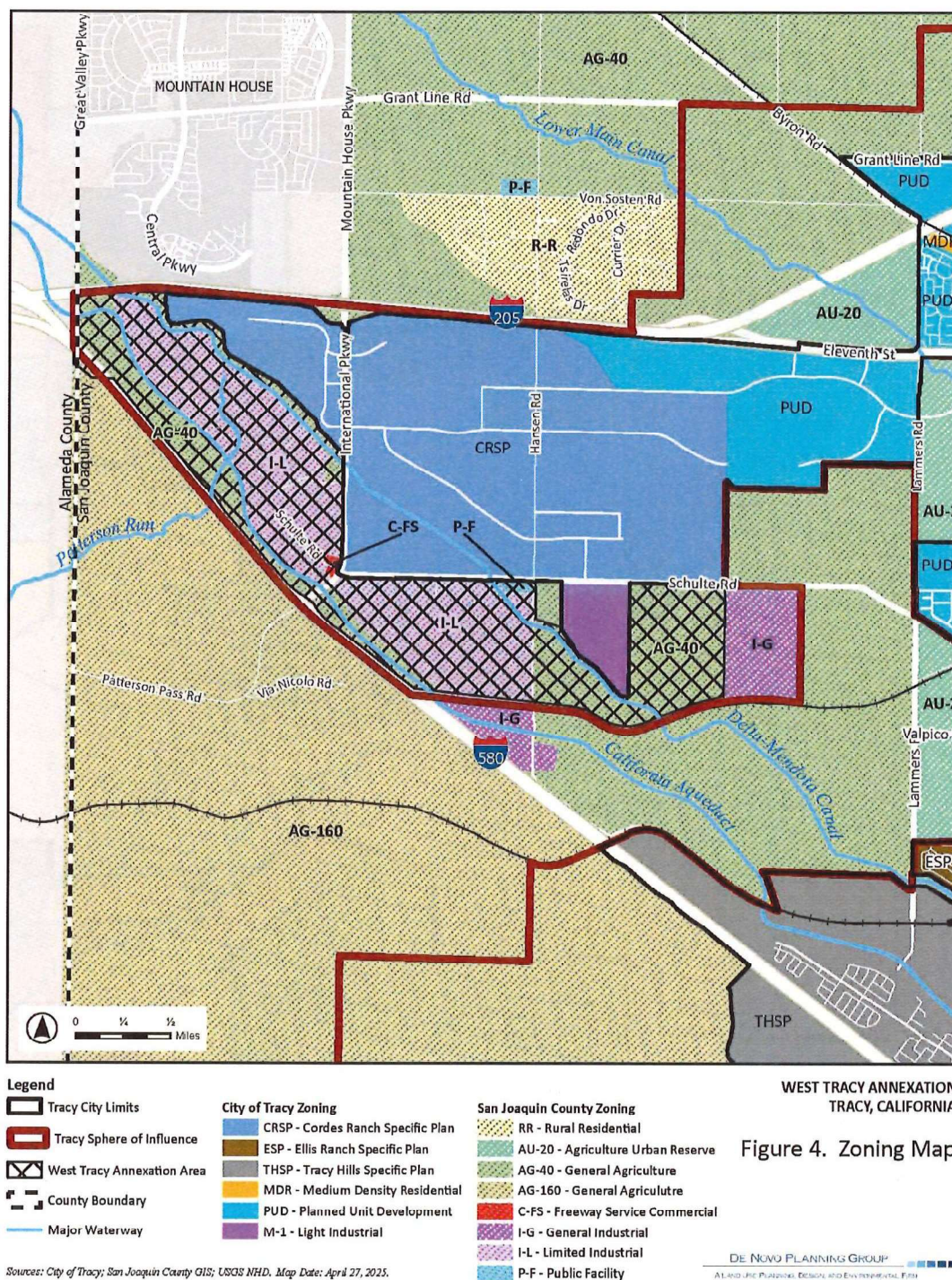
Urban Reserve

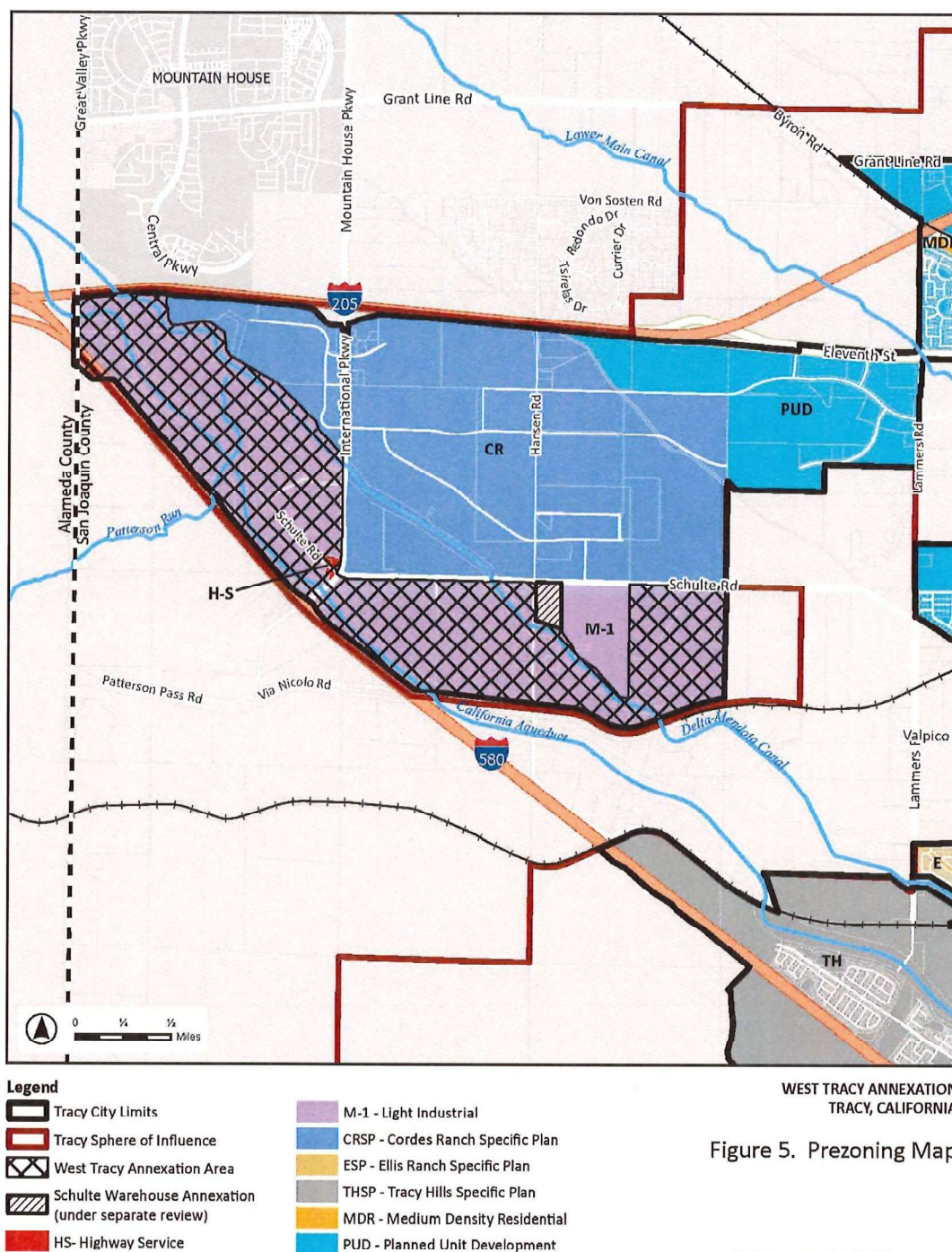
WEST TRACY ANNEXATION
TRACY, CALIFORNIA

Figure 3B.
Proposed General Plan
Land Use Map

Sources: City of Tracy; San Joaquin County GIS; USGS NHD. Map Date: April 27, 2026.

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A LAND USE PLANNING, DESIGN AND ENVIRONMENTAL FIRM





Sources: City of Tracy; San Joaquin County GIS; USGS NHD. Map Date: April 27, 2026.

ENVIRONMENTAL EVALUATION

Explanation of Checklist Evaluation Categories

In the case of a project proposal requiring discretionary approval by the City concerning changes to a project for which the City has previously certified an EIR, the City must determine whether, in light of the proposed project (the West Tracy Annexation), the environmental analysis in the Tracy General Plan EIR remains relevant because it retains some informational value and, if so, whether a subsequent EIR or MND is required).

A subsequent EIR would be required if substantial evidence demonstrates the proposed changes will involve substantial changes that require major revisions to the previous EIR due to the involvement of new or significantly more severe environmental effects. The proposed changes to the prior project will remain within the same Sphere of Influence (SOI) as identified in the Tracy General Plan and the Tracy General Plan EIR, rendering the previously certified Tracy General Plan EIR highly relevant to the environmental analysis of the changes to the project now proposed. Additionally, the majority of the project area will retain the existing General Plan Land Use designation, with the exception of the parcel proposed for re-designation from Parks to Public Facilities, as shown on Figures 3 and 3B.

The purpose of this Consistency Checklist is to evaluate the categories in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion. The row titles of the checklist include the full range of environmental topics, as presented in Appendix G of the CEQA Guidelines. The column titles of the checklist have been modified to help answer the questions to be addressed pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the Tracy General Plan EIR.

For instance, the environmental categories might be answered with a “no” in the checklist because the impacts associated with the proposed Project were adequately addressed in the Tracy General Plan EIR, and the environmental impact significance conclusions of the Tracy General Plan EIR remain applicable. The purpose of each column of the checklist is described below.

Do Proposed Project Changes Involve New or Substantially More Severe Significant Impacts?

Pursuant to Section 15162(a)(1), this column indicates whether there have been substantial changes proposed in the project that would require major revisions of the previous environmental analyses due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified impact.

Any New Circumstances Involving New or Substantially More Severe Significant Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been substantial changes to the Project site or the vicinity (circumstances under which the project is

undertaken) that have occurred subsequent to the prior environmental document, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any Substantially Important New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a) (3) (A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete is available requiring an update to the analysis of the previous environmental document to verify that the environmental conclusions and mitigations remain valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental document; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental document; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental document would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, the question would be answered 'Yes' requiring the preparation of a subsequent EIR or supplement to the Tracy General Plan EIR.

However, if the additional analysis completed as part of this Consistency Analysis finds that the conclusions of the prior environmental document remains the same and no new significant impacts are identified, or identified significant environmental impacts are not found to be substantially more severe, the question would be answered 'No' and no additional EIR documentation (supplement to the EIR or subsequent EIR) would be required. Notably, where the only basis for preparing a subsequent EIR or a supplement to an EIR is a new significant impact or a substantial increase in the severity of a previously identified impact, the need for the new EIR can be avoided if the project applicant agrees to one or more mitigation measures that can reduce the significant effect(s) at issue to less than significant levels. (See *River Valley Preservation Project v. Metropolitan Transit Development Board* (1995) 37 Cal.App.4th 154, 168.)

Mitigations Implemented or Address Impacts?

This column indicates whether the prior environmental document provides mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided if mitigation measures would be necessary to mitigate the proposed Project. If "N/A" is indicated, this Consistency Analysis concludes that the impact does not occur with this Project and, therefore, no mitigation measures are needed.

Discussions and Mitigation Sections

Discussion

A discussion of the elements of the checklist is provided under each environmental category to clarify the answers. The discussion provides information about the environmental issue, how the project relates to the issue, differences in the potential impacts associated with the proposed project relative to those previously described in the Tracy General Plan EIR, and the status of any mitigation that may be required or that has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category. New mitigation measures are included, if needed.

Conclusions

A discussion of the conclusion relating to the need for additional environmental documentation is contained in each section.

Aesthetics

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Have a substantial adverse effect on a scenic vista?	No	No	No	No
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	No	No	No	No
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	No	No	No	No
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No	No	No	Yes Tracy General Plan EIR MM V-3

Discussion

Relevant Changes to Project Related to Aesthetics

Approvals required for project implementation include rezoning the Project site to the M1 – Light Industrial Zone and the HS – Highway Service Zone. Areas within the General Plan Area and south of the California Aqueduct and north of I-580 have been developed with residential uses. These residential uses have introduced light and glare, as well as some slight obstructions of sightlines to surrounding and across scenic vistas.

Relevant Changes to Environmental Setting

The Project site currently contains developed industrial uses and some vacant land within the Industrial portion of the Project site. Additionally, the Public Facilities land use is currently undeveloped and covered by ruderal grasses, as well as one small existing building. Existing roadways, including both paved and dirt roads, exist throughout the Project site. Portions of the site were previously used for agricultural uses but is no longer irrigated or harvested. Furthermore, both the Delta-Mendota Canal and the California Aqueduct bisect the Project site.

Comparative Impacts Discussion

The entirety of the 1,347-acre Project site would be developed with industrial and public facilities uses. The Project would include rezoning the Project site to the M1 – Light Industrial Zone and the HS – Highway Service Zone, and the annexation of the Project site to the City, and a General Plan Amendment to modify the existing Park land use designation to Public Facilities. Figure 3A shows the existing General

Plan land use, Figure 3B shows the General Plan land uses after amending the parcels located at 15580 and 15178 W Schulte from the Park to the Public Facilities land use, Figure 4 shows the existing zoning, and Figure 5 shows the anticipated rezoning.

The proposed Project would have the potential to create a substantial adverse impact on a scenic vista and would be a significant and unavoidable impact. This would not be a new significant impact specific to the proposed project, nor would it increase the severity of the impact previously identified in the certified EIRs, and would therefore be consistent with the effects of implementation of the Tracy General Plan.

Project implementation would have the potential to impact views from the I-580 corridor. Similar to the approved Tracy General Plan, the proposed Project would have the potential to create substantial damage to the identified scenic resources. Since the proposed Project site is within the viewshed of Interstate 580 and Corral Hollow Road, which are considered scenic routes, Project development would have the potential to significantly impact scenic views. The proposed Project's impact would remain significant and unavoidable even with implementation of adopted Tracy General Plan EIR mitigation measures. This would not be a new specific impact or an increase in the severity of an impact that was identified in the certified EIRs and would therefore be consistent with the effects of implementation of the Tracy General Plan.

Similar to the approved General Plan, the proposed Project would have the potential to degrade the existing visual character or quality of the Project site. While development of the industrial and public facilities land uses would intensify the development with the Project site, the Tracy General Plan EIR had previously acknowledged that buildout of the Tracy General Plan would intensify development at this location. Thus, the proposed Project would not result in any greater impacts than previously analyzed. The proposed Project's impact on the existing visual character or quality of the Project site would remain significant and unavoidable. This would not be a new specific impact, nor would it increase the severity of the impact previously identified in the certified EIRs and would therefore be consistent with the effects of implementation of the Tracy General Plan.

Project implementation would result in development of industrial and public facilities uses; however, the sources of light from these proposed uses would not be considered new light sources to the Project site, compared to the assumptions in the Tracy General Plan EIR. With implementation of adopted Tracy General Plan Mitigation Measure V-3, the proposed Project's impact on light and glare would remain significant and unavoidable. This would not be a new specific impact or an increase in the severity of an impact that was identified in the certified EIRs and would therefore be consistent with the effects of implementation of the Tracy General Plan EIR.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

Mitigation Measure V-3: The City should include a policy under Objective CC-1.1 to require that lighting on private and public property should be designed to provide safe and adequate lighting while minimizing light spillage to adjacent properties.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Aesthetics

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to aesthetics, light, and glare, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to aesthetics, light, and glare from the proposed Project would not require the preparation of a subsequent EIR.

Agricultural and Forestry Resources

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
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?	No	No	No	No
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No	No	No	No
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	No	No	No	No

Discussion***Relevant Changes to Project Related to Agricultural and Forestry Resources***

The proposed Project would develop a portion of the Tracy General Plan Area that was evaluated in the Tracy General Plan EIR. The Tracy General Plan EIR found that as a result of development contemplated under the Tracy General Plan, conversion of important farmland to urbanized land would result in a significant and unavoidable impact.

Relevant Changes to Environmental Setting

The project site includes existing industrial development, as planned for within the Tracy General Plan and as analyzed in the Tracy General Plan EIR. At the time of the General Plan was approved, the Project Site included Prime Farmland and Farmland of Local Importance.

The Project site currently contains developed industrial uses and some vacant land within the Industrial portion of the Project site. Additionally, the Public Facilities land use is currently undeveloped and covered by ruderal grasses, as well as one small existing building. Existing roadways, including both paved and dirt roads, exist throughout the Project site. Portions of the site were previously used for agricultural uses but are no longer irrigated or harvested. Furthermore, both the Delta-Mendota Canal and the California Aqueduct bisect the Project site.

Comparative Impacts Discussion

The General Plan includes policies that continue the City's support and implementation of these regulations (Objective OSC-1.1, P2 and OSC-2.1, P3). Objective OSC-2.1 outlines the City's intent to support San Joaquin County's efforts to preserve existing agricultural lands in the Tracy Planning Area and outside of the SOI. Objective OSC-2.1, P4 states that the City shall encourage the continued agricultural use of land within the Tracy Planning Area and outside the SOI that is currently being farmed. The City will also work cooperatively with non-profit organizations, such as land trusts, to pre-serve agricultural land in the Tracy Planning Area (Objective OSC-2.1, P5).

The General Plan also contains policies geared toward the development of an open space program for the City, which would be partially comprised of agricultural lands. For example, the City would seek to prevent the development of undeveloped lands in the Tracy Planning Area beyond the SOI (Objective OSC-4.4), especially on such lands between Tracy and its adjacent communities (Objective OSC-4.4, P1). Objective OSC-4.4, P3 also states that the City would be assertive in forming partnerships with San Joaquin County in the pursuit of open space preservation. Objective OSC-4.4, A1 outlines nine specific actions for the City to take in its efforts of establishing a comprehensive open space program and plan. One of these directives includes the partnering with non-profit organizations, such as the Central Valley Farmland Trust, to identify and purchase land and easements within the Tracy Planning Area.

Although these mitigation programs and supportive policies would somewhat reduce conversions of farmland and are important for curbing impacts to agricultural resources on a larger scale, the permanent loss of farmland that would occur as a result of the amount of growth expected in the General Plan would result in a significant and unavoidable impact to agricultural resources. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Much of the undeveloped land in the Tracy SOI and Planning Area is designated in the San Joaquin County General Plan as Agriculture and zoned for agricultural uses by the County. The General Plan designates most of the land within the Tracy SOI for future urban uses, which could result in a potentially-significant impact due to a zoning conflict. However, the City cannot approve any urban development on land within the SOI until it is annexed into the City limits, at which point the City-proposed land use designations and associated zoning would apply. Therefore, at the point that development is permitted, the zoning conflict would be mitigated. Until annexation occurs, the City shall support agricultural activities in the SOI. Objective OSC-2.1, P2 in the General Plan states that the City shall support San Joaquin County policies and zoning actions that maintain agricultural lands in viable farming units. Therefore, there would be a less-than-significant impact in regards to zoning conflicts.

Development permitted under the General Plan would direct urban uses to lands currently held in active Williamson Act contracts, both in the City limits and the SOI. Therefore, a potentially-significant impact as a result of a conflict with Williamson Act contracts could occur. However, all of the 1,360 acres of Williamson Act land currently within the City limits have filed for non-renewal prior to the last General

Plan update. In general, Williamson Act contracts are strictly voluntary, and the General Plan does not obligate any land owner within the City limits or SOI to file for non-renewal or early cancellation of Williamson Act contracts, although land owners may be encouraged to do so in anticipation of urban growth.

The General Plan contains policies to mitigate conflicts with Williamson Act contracts on land in the entire Tracy Planning Area. Objective OSC-2.1, P3 states that the City should endeavor to support the preservation of Williamson Act lands and Farmland Security Zone lands within the entire Tracy Planning Area (including lands within the City limits and SOI), and encourage the continued agricultural use of land within the Planning Area outside of the SOI that is currently being farmed (Objective OSC-2.1, P4). As described above, all Williamson Act contracts are renewable on a voluntary basis and can also be cancelled upon payment of a fee and compliance with additional legal requirements. Despite the voluntary nature of this program, buildout of the City limits and the SOI may result in 3,867 acres of land under active Williamson Act contracts being converted into urban uses. This would result in a significant impact to Williamson Act lands. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Agricultural and Forestry Resources

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to agricultural and forestry resources, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the

mitigation measure or alternative. For these reasons, impacts related to agricultural and forestry resources from the proposed Project would not require the preparation of a subsequent EIR.

Air Quality

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Conflict with or obstruct implementation of the applicable air quality plan?	No	No	No	Yes Tracy General Plan EIR MM AIR-1
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	No	No	No	Yes Tracy General Plan EIR MM AIR-1
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	No	No	No	Yes Tracy General Plan EIR MM AIR-1
d. Expose sensitive receptors to substantial pollutant concentrations?	No	No	No	Yes Tracy General Plan EIR MM AIR-2
e. Create objectionable odors affecting a substantial number of people?	No	No	No	No

Discussion***Relevant Changes to Project Related to Air Quality***

There have not been any changes to the proposed Project related to air quality. A portion of the existing Park land uses within the Project site would be changed to Public Facilities land use with the General Plan Amendment. However, this change is not anticipated to increase air quality emissions or other impacts, since Park land uses typically generate more air pollutant emissions than Public Facilities land uses, since Park land uses generate greater trip generation relative to Public Facilities land uses.

Relevant Changes to Environmental Setting

The proposed Project lies within the central portion of the San Joaquin Valley Air Basin (SJVAB). The San Joaquin Valley Air Pollution Control District (SJVAPCD) has jurisdiction over most air quality matters in the Basin and is tasked with implementing programs and regulations required by the federal and State Clean Air Acts. If a project is found to interfere with the region's ability to comply with federal and State air quality standards, local governments then need to consider project modifications or provide mitigation

measures to eliminate the inconsistency of the project plans. In order for a project to be considered “consistent” with the latest Air Quality Plan (AQP), the project must be consistent with the goals, objectives, and assumptions in the respective plan to achieve Federal and State air quality standards. Additionally, both construction related and long-term emissions are required to be quantified and compared to the SJVAPCD significance thresholds. The SJVAPCD continues to review and refine air quality plans.

Comparative Impacts Discussion

Emissions from the construction and operational phase of the proposed Project were included as part of the emissions estimate for buildout conditions of the General Plan as evaluated in the previously certified Tracy General Plan EIR. The Tracy General Plan EIR found that buildout would generate a substantial increase in criteria air pollutants that cause an impact to the region’s air quality. Mitigation Measure AIR-1 is required to be implemented.

Despite these mitigation measures, the General Plan EIR concluded that buildout of the General would generate significant and unavoidable impacts associated with air quality and such impacts were considered significant and unavoidable.

The Project would not increase development within the General Plan Area. The total development intensity would be consistent with impacts previously analyzed in the Tracy General Plan EIR. Additionally, the proposed Project would result in changes to the vehicle trip generation analyzed in the Tracy General Plan EIR. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The General Plan land use map indicates that land uses containing future sensitive receptors could be located within the CARB’s advisory recommendations for setback distances for specific sources of toxic contaminants, and thus, significant future exposures of sensitive receptors to diesel exhaust particulate matter from truck traffic on the freeways or near distribution centers could occur.

As noted above, the CARB’s recommended setback distances between sensitive receptors and specific sources of air pollutants are advisory in nature, and that local land use agencies should balance the recommendations with other goals including housing and transportation needs, economic development priorities and community character issues. The SJVAPCD is currently updating its Guide for Assessing and Mitigating Air Quality Impacts, which is expected to include guidance regarding the CARB’s advisory recommendations.

The General Plan includes policies under Objective AQ-1.2 that could minimize the impact of potential sources of toxic air contaminants. Policies 10 and 11 under Objective AQ-1.2 require that residential developments and other uses with sensitive receptors shall be located an adequate distance from air pollution sources such as freeways, arterial roadways and other stationary sources. Objective AQ-1.2, P12, requires sources of new toxic air pollutants to prepare a Health Risk Assessment and to establish

appropriate buffer zones around those areas that pose substantial health risks, as determined by the Assessment. Finally, Objective AQ-1.2, P1, requires that the City assess air quality impacts using the latest version of CEQA guidelines and those prepared by the SJVAPCD. Thus, the City shall follow any additional guidance related to the CARB advisory setback recommendations when they are forthcoming by the SJVAPCD. The combination of these policies and guiding mechanisms, in part by implementation of the General Plan, would reduce potentially significant impact with regard to exposure to toxic air contaminants to a less-than-significant level. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Impacts associated with odors would also be considered less than significant. SJVAPCD has identified a list of common types of facilities that have been known to produce odors in the Basin along with a reasonable distance from the source within which, the degree of odors could be significant. These land uses include the following: wastewater treatment facilities, sanitary landfills, transfer stations, composting facilities, petroleum refinery, asphalt batch plant, chemical manufacturing, fiberglass manufacturing, painting/coating operations, food processing facilities, feed lot/dairies and rendering plants. The proposed Project does not propose these types of uses, and there would be no odor impact.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

Mitigation Measure AIR-1: The City of Tracy will facilitate development applicants' participation in the San Joaquin Valley Air Pollution Control District's Indirect Source Review program. The Indirect Source Review program requires developers of larger projects to reduce emissions and provides on-site mitigation measures to help developers reduce air impacts.

Mitigation Measure AIR-2: Add a new Action under Objective AQ-1.2 as follows: "Require supplemental project studies in accordance with CARB and SJVAPCD recommendations to evaluate air quality health risks for proposed developments with sensitive receptors proximate to Interstate 205, Interstate 580, or large truck warehousing facilities or truck facilities where trucks with transportation refrigeration units operate almost continuously. Mitigation measures to reduce significant health risks shall be included in final project designs.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Air Quality

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to air quality, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to air quality from the proposed Project would not require the preparation of a subsequent EIR.

Biological Resources

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
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?	No	No	No	No
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?	No	No	No	No
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?	No	No	No	No
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?	No	No	No	No
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No	No	No	No
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?	No	No	No	No

Discussion***Relevant Changes to Project Related to Biological Resources***

There have not been any changes to the proposed Project related to biological resources.

Relevant Changes to Environmental Setting

The Project site currently contains developed industrial uses and some vacant land within the Industrial portion of the Project site. Additionally, the Public Facilities land use is currently undeveloped and covered by ruderal grasses, as well as one small existing building. Existing roadways, including both paved and dirt roads, exist throughout the Project site. Portions of the site were previously used for agricultural uses but are no longer irrigated or harvested. Furthermore, both the Delta-Mendota Canal and the California Aqueduct bisect the Project site.

No new biological resources have been encountered on the Project site.

Comparative Impacts Discussion

The Tracy General Plan EIR identified that future urban development in the Tracy City limits and SOI allowed by the General Plan could result in adverse impacts either directly or indirectly to sensitive species identified in the area. Biological resources can be compromised if their natural habitats, including riparian areas, other sensitive natural communities and wildlife nursery sites, are disturbed or eliminated by the introduction of urban uses and humans. In this regard, significant impacts to wildlife corridors that interfere or in any way impede the movement of native plants, migratory fish or wildlife species are also considered in this discussion.

The 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 that choose not to participate in the SJMSCP, as it is a voluntary plan, would still be required to comply with existing local, State and federal regulations, as described in the Existing Setting section, which require similar mitigation to reduce impacts to sensitive species and habitats to a less-than-significant level.

Implementation of the General Plan may result in development of lands containing federally-protected wetlands, which could result in significant impacts to wetland resources. The SJMSCP includes a category for wetland mitigation, based in part on a Clean Water Act regional general permit garnered by SJCOG from the Corps. As previously mentioned, not all sensitive species, especially in conjunction with wetland habitats, are covered by the SJMSCP. Regardless, State and federal requirements for wetlands mitigation as outlined in the Clean Water Act must be met prior to project approval. Any development project proposed in a wetland area would under-go CEQA review for biological resources, and review by CDFG, in order to determine if additional mitigation measures are required. For example, a detailed wetland delineation and verification by the Corps would be required to determine the extent of jurisdictional wetlands on sites where modifications are proposed and to provide the basis for mitigation. Therefore, significant adverse impacts to wetlands would not occur due to development permitted under the General Plan.

The General Plan includes policies to protect biological resources. If adopted, this Plan would supersede the existing City of Tracy Urban Management Plan, not conflict with it. The General Plan includes a policy (Objective OSC-1.1, P2) stating that the City would continue to participate with the SJCOG and other agencies to implement and enforce the SJMSCP, which is considered an adopted Habitat Conservation

Plan for the entire San Joaquin County. In this, the City would continue to require project applicants to comply with the SJMSCP, and other State and federal regulations in the protection of biological resources, and development permitted under the General Plan would not adversely impact the purpose and function of the SJMSCP. In summary, as the General Plan would not conflict with any local policies, ordinances or Habitat Conservation Plans protecting biological resources, this impact would be less-than-significant.

The Project would not generate a new specific impact or an increase in the severity of an impact that was identified in the certified EIRs and would therefore be consistent with the effects of implementation of the Tracy General Plan.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Biological Resources

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to biological resources, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to biological resources from the proposed Project would not require the preparation of a subsequent EIR.

Cultural Resources

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	No	No	No	No
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	No	No	No	Yes Tracy General Plan EIR MM CUL-1a; CUL-1b; CUL-1c
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No	No	No	Yes Tracy General Plan EIR MM CUL-1a; CUL-1b; CUL-1c
d. Disturb any human remains, including those interred outside of formal cemeteries?	No	No	No	No

Discussion

Relevant Changes to Project Related to Cultural Resources

The proposed Project footprint is within the footprint previously analyzed in the Tracy General Plan EIR.

Relevant Changes to Environmental Setting

No new cultural resources have been encountered on the Project site.

Comparative Impacts Discussion

Historic sites in Tracy are identified in Table 4.5-1 of the Tracy General Plan EIR. Similar to the Tracy General Plan, build-out of the proposed Project has the potential to impact unknown archaeological resources due to grading and construction activities. Future development that may occur under the proposed Project site would be located within the same development footprint analyzed in the Tracy General Plan EIR. Given that the proposed Project would be located in the same footprint, the Project would not require substantially different ground disturbance than analyzed in the Tracy General Plan EIR. Impacts to unknown archaeological resources during ground disturbance activities would be similar to what was previously analyzed in the Tracy General Plan EIR. The procedures and provisions of Tracy General Plan EIR Mitigation Measure CUL-1a would ensure that impacts associated with the presence of archaeological and paleontological resources are reduced to less-than-significant levels. Additionally, Mitigation Measure CUL-1b ensure 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 City of Tracy likely contains undiscovered resources, and the development of the proposed Project has the potential to disturb any human remains not previously discovered because of its grading and construction activities. However, construction associated with the Project site would be required to comply with federal and state regulations, which would reduce any potential impacts to undiscovered human remains. The Tracy General Plan EIR concluded that implementation of Tracy General Plan Mitigation Measure CUL-1c would have a less-than-significant impact on human remains.

The Project would not generate a new specific impact or an increase in the severity of an impact that was identified in the certified EIRs and would therefore be consistent with the effects of implementation of the Tracy General Plan.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

Mitigation Measure CUL-1a: The City shall include a policy under Objective CC-3.1 (Policy 4) 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 5) 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 6) 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.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Cultural Resources

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to cultural resources, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the Project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to cultural resources from the proposed Project would not require the preparation of a subsequent EIR.

Geology and Soils

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	No	No	No	No
ii. Strong seismic ground shaking?	No	No	No	No
iii. Seismic-related ground failure, including liquefaction?	No	No	No	No
iv. Landslides?	No	No	No	No
b. Result in substantial soil erosion or the loss of topsoil?	No	No	No	No
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?	No	No	No	No
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?	No	No	No	No
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?	No	No	No	No

Discussion***Relevant Changes to Project Related to Geology and Soils***

The Project does not introduce any new types of construction or structural building requirements that would affect geology or soils.

Relevant Changes to Environmental Setting

Geologic and soils conditions have not changed since certification of the Tracy General Plan EIR. Figure 6 shows the existing geologic faults located within the region.

Comparative Impacts Discussion

The previously certified Tracy General Plan EIR determined that the Tracy General Plan Area is not considered susceptible to the risk of loss, injury, or death due to fault rupture and the associated impacts. As discussed in the Tracy General Plan EIR, no known active faults cross the Tracy General Plan Area and the Tracy General Plan Area is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest mapped active fault (Midway) is located approximately two miles southwest of the Tracy General Plan Area. The Tracy General Plan EIR identified that the impact of ground shaking to people or property caused by seismic activity on nearby faults would be increased as a result of site development. The Tracy General Plan EIR concluded that implementation of the requirements of the California Building Code (CBC) and the Tracy General Plan would ensure that impacts on humans associated with seismic hazards would be less than significant.

Conversion of undeveloped land to urbanized development within the Project site would be the same as considered in the Tracy General Plan EIR. The proposed Project does not include improvements further than those previously analyzed in the Tracy General Plan EIR. Thus, the proposed Project would not result in increase the development intensity or increase the number of persons within the Project site. Implementation of the requirements of the CBC and the General Plan would ensure Project would not expose persons or structures to seismic hazards and impacts associated with the proposed Project would be less than significant. As such, the impacts on humans associated with seismic hazards would not be any greater than previously analyzed in the Tracy General Plan EIR. The proposed Project would not result in a new specific impact or a substantial increase in the severity of an impact that was identified in the certified EIRs and would therefore be consistent with the effects of implementation of the Tracy General Plan. As construction of the Tracy General Plan occurs, ground surfaces exposed through the removal of vegetation could be susceptible to erosion from wind, water, and air quality. The use of Best Management Practices during construction as required by the Project Stormwater Pollution Prevention Plan would reduce impacts to a less than significant level.

The construction of new buildings and structures as part of the proposed Project would also create new impervious areas, such as walkways, driveways, parking lots, and rooftops. These impervious areas often result in increased stormwater runoff which can exacerbate soil erosion. However, the proposed Project would not increase developable acres compared to what was previously analyzed in the Tracy General Plan EIR. Further, the Project would not result in increased development intensity within the Tracy General Plan Area. With implementation of the Best Management Practices during construction as required by the Project Stormwater Pollution Prevention Plan, the proposed Project's impact on soil erosion would be less than significant, similar to those impacts previously analyzed in the Tracy General Plan EIR. This would not be a new specific impact or an increase in the severity of an impact that was identified in the certified EIRs and would therefore be consistent with the effects of implementation of the Tracy General Plan.

Similar to the Tracy General Plan Area, the proposed Project would have the potential to be located on a geologic unit or soil that would become unstable and potentially result in on- or off-site impacts related to landslide, lateral spreading, subsidence, liquefaction and/or collapse due to steep slopes and proximity to a known earthquake fault. However, the proposed Project would be required to comply with Objective SA-1.1, Policy 1 of the City's General Plan. With implementation of this policy, impacts would be less than significant. This would not be a new specific impact or an increase in the severity of an impact that was identified in the certified EIRs and would therefore be consistent with the effects of implementation of the Tracy General Plan.

Tracy does have a moderate to high risk for expansive soils, depending on the location and soil type. Implementation of the General Plan would increase the number of people and structures potentially exposed to expansive soils and would thus result in potentially significant impacts. The Safety Element contains an objective 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, P2). Therefore, the implementation of the General Plan policy would reduce the potential impact related to the risk of soil expansion to less-than-significant.

Mitigation Measures

Tracy General Plan Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

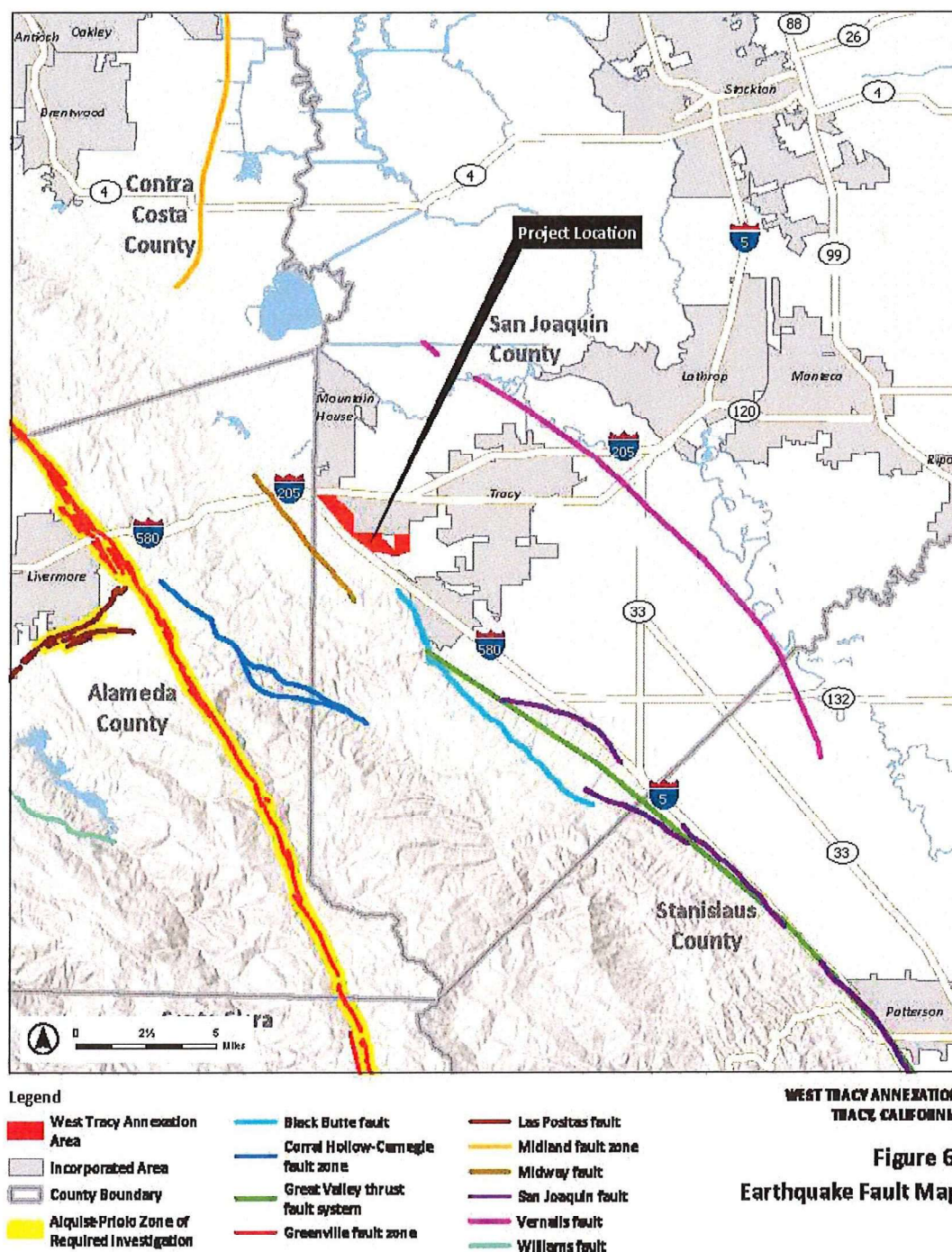
Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Geology and Soils

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to geology and soil, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to geology and soils from the proposed Project would not require the preparation of a subsequent EIR.



Greenhouse Gas Emissions

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No	No	No	No
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No	No	No	No

Discussion

Relevant Changes to Project Related to Greenhouse Gas Emissions

There have not been any changes to the proposed Project related to greenhouse gases. A portion of the existing Park land uses within the Project site would be changed to Public Facilities land use with the General Plan Amendment. However, this change is not anticipated to increase greenhouse gas emissions or other impacts, since park land uses generate more greenhouse gas emissions from higher trip generation associated with Park land uses compared to Public Facilities land uses.

Relevant Changes to Environmental Setting

Since the certification of the Tracy General Plan EIR, the California Air Resources Control Board (CARB) prepared a 2022 Scoping Plan Update which assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan Update focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

The plan addresses recent legislation and direction from Governor Newsom, extends and expands upon earlier scoping plans with a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045. The plan also takes the unprecedented step of adding carbon neutrality as a science-based guide and touchstone for California's climate work. The plan outlines how carbon neutrality can be achieved by taking bold steps to reduce GHGs to meet the anthropogenic emissions target and by expanding actions to capture and store carbon through the state's natural and working lands and using a variety of mechanical approaches. The plan outlines the following

- Identifies a technologically feasible, cost-effective path to achieve carbon neutrality by 2045 and a reduction in anthropogenic emissions by 85 percent below 1990 levels.
- Focuses on strategies for reducing California's dependency on petroleum to provide consumers with clean energy options that address climate change, improve air quality, and support economic growth and clean sector jobs.
- Integrates equity and protecting California's most impacted communities as driving principles throughout the document.
- Incorporates the contribution of natural and working lands (NWL) to the state's GHG emissions, as well as their role in achieving carbon neutrality.
- Relies on the most up-to-date science, including the need to deploy all viable tools to address the existential threat that climate change presents, including carbon capture and sequestration, as well as direct air capture.
- Evaluates the substantial health and economic benefits of taking action.
- Identifies key implementation actions to ensure success.

The 2022 Scoping Plan establishes actions across a number of inventory sectors:

- GHG Emissions Reductions Relative to the SB 32 Target
 - 40% below 1990 levels by 2030
- Smart Growth / Vehicle Miles Traveled (VMT)
 - VMT per capita reduced 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045
- Light-duty Vehicle (LDV) Zero Emission Vehicles (ZEVs)
 - 100% of LDV sales are ZEV by 2035
- Truck ZEVs
 - 100% of medium-duty (MDV)/HDV sales are ZEV by 2040
- Aviation
 - 20% of aviation fuel demand is met by electricity (batteries) or hydrogen (fuel cells) in 2045
 - Sustainable aviation fuel meets most or the rest of the aviation fuel demand that has not already transitioned to hydrogen or batteries.
- Ocean-going Vessels (OGV)
 - 2020 OGV At-Berth regulation fully implemented, with most OGVs utilizing shore power by 2027.
 - 25% of OGVs utilize hydrogen fuel cell electric technology by 2045.
- Port Operations
 - 100% of cargo handling equipment is zero-emission by 2037.
 - 100% of drayage trucks are zero emission by 2035.
- Freight and Passenger Rail
 - 100% of passenger and other locomotive sales are ZEV by 2030.
 - 100% of line haul locomotive sales are ZEV by 2035.
 - Line haul and passenger rail rely primarily on hydrogen fuel cell technology, and others primarily utilize electricity.
- Oil and Gas Extraction
 - Reduce oil and gas extraction operations in line with petroleum demand by 2045.
- Petroleum Refining
 - CCS on majority of operations by 2030, beginning in 2028
 - Production reduced in line with petroleum demand.

- Electricity Generation
 - Sector GHG target of 38 million metric tons of carbon dioxide equivalent (MMTCO₂e) in 2030 and 30 MMTCO₂e in 2035.
- Retail sales load coverage
 - 20 gigawatts (GW) of offshore wind by 2045
 - Meet increased demand for electrification without new fossil gas-fired resources.
- New Residential and Commercial Buildings
 - All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.
- Existing Residential Buildings
 - 80% of appliance sales are electric by 2030 and 100% of appliance sales are electric by 2035.
 - Appliances are replaced at end of life such that by 2030 there are 3 million all-electric and electric-ready homes—and by 2035, 7 million homes—as well as contributing to 6 million heat pumps installed statewide by 2030.
- Existing Commercial Buildings
 - 80% of appliance sales are electric by 2030, and 100% of appliance sales are electric by 2045.
 - Appliances are replaced at end of life, contributing to 6 million heat pumps installed statewide by 2030.
- Food Products
 - 7.5% of energy demand electrified directly and/or indirectly by 2030; 75% by 2045.
- Construction Equipment
 - 25% of energy demand electrified by 2030 and 75% electrified by 2045.
- Chemicals and Allied Products; Pulp and Paper
 - Electrify 0% of boilers by 2030 and 100% of boilers by 2045.
 - Hydrogen for 25% of process heat by 2035 and 100% by 2045
 - Electrify 100% of other energy demand by 2045.
- Stone, Clay, Glass, and Cement
 - CCS on 40% of operations by 2035 and on all facilities by 2045.
 - Process emissions reduced through alternative materials and CCS.
- Other Industrial Manufacturing
 - 0% energy demand electrified by 2030 and 50% by 2045.
- Combined Heat and Power
 - Facilities retire by 2040.
- Agriculture Energy Use
 - 25% energy demand electrified by 2030 and 75% by 2045.
- Low Carbon Fuels for Transportation
 - Biomass supply is used to produce conventional and advanced biofuels, as well as hydrogen.
- Low Carbon Fuels for Buildings and Industry
 - In 2030s biomethane blended in pipeline.
 - Renewable hydrogen blended in fossil gas pipeline at 7% energy (~20% by volume), ramping up between 2030 and 2040.
 - In 2030s, dedicated hydrogen pipelines constructed to serve certain industrial clusters.
- Non-combustion Methane Emissions
 - Increase landfill and dairy digester methane capture. Some alternative manure management deployed for smaller dairies.
 - Moderate adoption of enteric strategies by 2030.

- Divert 75% of organic waste from landfills by 2025.
- Oil and gas fugitive methane emissions reduced 50% by 2030 and further reductions as infrastructure components retire in line with reduced fossil gas demand.
- High GWP Potential Emissions
 - Low GWP refrigerants introduced as building electrification increases, mitigating HFC emissions.

Comparative Impacts Discussion

The proposed Project would not change the amount of development, compared to what was previously analyzed in the Tracy General Plan EIR. The Tracy General Plan found that GHG emissions generated by the Tracy General Plan (both construction and operational-related) could exceed the applicable threshold set forth in SJVAPCD's guidance because the Tracy General Plan's GHG emissions cannot feasibly be reduced to a less-than-significant level despite the incorporation of numerous sustainability measures. As such, despite the implementation of Tracy Sustainability Plan, the impact would be the same as identified in the Tracy General Plan EIR, which is significant and unavoidable. This finding is supported by the Tracy General Plan EIR because the proposed Project is consistent with the overall land use density and intensity allowed by the Tracy General Plan EIR. Thus, the proposed Project would not result in a new specific impact or an increase in the severity of an impact that was identified in the Tracy General Plan EIR and would therefore be consistent with the effects of implementation of the Tracy General Plan EIR.

According to the Tracy General Plan EIR, full buildout of the Project would potentially conflict with or otherwise interfere with achievement of CARB's Scoping Plan, the City's Sustainability Action Plan, the California Attorney General's Office, or the California Air Pollution Control Officer's Association (CAPCOA) applicable measures. Therefore, the level of significance associated with this environmental topic is considered significant and unavoidable. This is consistent with the impact conclusions of the Tracy General Plan EIR.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Greenhouse Gas Emissions

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to greenhouse gas emissions, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to greenhouse gas emissions from the proposed Project would not require the preparation of a subsequent EIR.

Consistency Analysis

Hazards and Hazardous Materials

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No	No	No	No
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?	No	No	No	No
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No	No	No	No
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?	No	No	No	
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?	No	No	No	No
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No	No	No	No
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No	No	No	No

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	No	No	No	No

Discussion

Relevant Changes to Project Related to Hazards and Hazardous Materials

The proposed Project is consistent with the assumptions analyzed in the General Plan EIR regarding the type of uses, operations, and hazardous materials present onsite or that could be used during project operations.

Relevant Changes to Environmental Setting

The Project site currently contains developed industrial uses and some vacant land within the Industrial portion of the Project site. Additionally, the Public Facilities land use is currently undeveloped and covered by ruderal grasses, as well as one small existing building. Existing roadways, including both paved and dirt roads, exist throughout the Project site. Portions of the site were previously used for agricultural uses but are no longer irrigated or harvested. Furthermore, both the Delta-Mendota Canal and the California Aqueduct bisect the Project site.

The proposed Project does not include improvements outside the area previously analyzed in the General Plan EIR.

Comparative Impacts Discussion

The Project would include the same or similar light industrial and other similar uses currently allowed by the General Plan. The types of uses and facilities allowed in the Project site may generate, store, use, distribute or dispose of hazardous materials such as industrial waste, oils, solvents, paints, diesel fuel, hydraulic fluid and corrosives. Upon development of the proposed Project, hazardous materials would be limited to those associated with property maintenance and office and warehouse operations that typically include aerosols, paints, solvents, and fertilizers and pesticides for site landscaping. Operation of the Project would include the use and storage of cleaning supplies and maintenance chemicals in small quantities. Because these materials would be used in very limited quantities, they are not considered a significant hazard to the public. Compliance with applicable rules and regulations would ensure that hazardous materials would not create a significant hazard to the public.

As described in the Tracy General Plan EIR, San Joaquin County operates a hazardous materials collection site at the Stockton Airport and the City of Tracy holds periodic household hazardous waste collection events. The General Plan requires the City to hold at least one hazardous materials collection event per year (Objective SA-4.1, A3). In addition, the City continues to encourage the reduction of solid and hazardous wastes generated within the city, and to implement processing procedures and local siting criteria, in accordance with Countywide plans (Objective SA-4.1, P5). The City also promotes public education about household hazardous materials use and disposal (Objective SA-4.1, P7). With implementation of the above objectives, the proposed Project's impact on release of hazardous materials into the environment would be less than significant. This is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would the impact previously identified be any more severe as a result of the proposed Project. Therefore, the proposed Project would be consistent with the effects of implementation of the General Plan EIR.

The General Plan would result in additional businesses that handle hazardous materials. In accordance with State regulations, businesses that handle hazardous materials are required to have a hazardous materials business plan and new businesses must submit emergency response plans to the City as a part of land use applications (Objective SA-4.1, P4). In an effort to reduce the impact of hazardous materials incidents, the City coordinates with the San Joaquin County Office of Emergency Services to keep an inventory of all businesses and facilities that transport, use or store hazardous materials (Objective SA-4.1, A2) and to implement the County's Hazardous Materials Area Plan (Objective SA-4.1, P6).

The amount of hazardous materials transported through the Tracy Planning Area on major arterials, regional highways (I-205, I-580 and I-5) and the Union Pacific rail lines, was identified as likely to increase as a result of residential, commercial and industrial development allowed by the General Plan. General Plan Objective SA-4.1, P3 promotes the safe transport of hazardous materials through Tracy by maintaining formally-designated hazardous material carrier routes to direct vehicles away from populated and sensitive areas; prohibiting the parking of vehicles transporting hazardous materials on city streets; and would require that new pipelines or other channels carrying hazardous materials avoid populated areas. As noted above, the General Plan also includes a policy stating that the City must coordinate with the County to maintain an inventory of businesses that are involved in the transportation, storage and use of hazardous materials (Objective SA-4.1, A2). These policies and actions do not prevent all potential hazardous material releases, but would serve to minimize both the frequency and magnitude of such releases. In combination with existing federal and State regulation, these policies and actions would reduce the potential impacts from the transportation of hazardous materials to a less-than-significant level.

Although the western edge of the City of Tracy is located in an area with a moderate wildland fire potential according to the California Department of Forestry, the General Plan policies would mitigate potential impacts to a less-than-significant level. The General Plan includes policies to minimize risk to health and safety by requiring that new private and public development projects in areas of potential wildland fire hazards employ certain safety measures, including the use of fire-resistant plants, ground cover, and roofing materials, and clearing areas around structures of potential fuel (Objective SA-3.1, P1 and P4). New development would also be required to satisfy fire flow and hydrant standards established by the

City to facilitate fire-fighting in the event of a fire (Objective SA-3.1, P3). Development in areas with steep terrain would be restricted in order to ensure fire safety (Objective SA-3.1, P2). The General Plan also includes a policy for the City's Fire Department to train regularly for urban and wildland firefighting conditions (Objective SA-3.1, P5); as well as an action for the City to maintain an up-to-date map of areas vulnerable to wildland fires (Objective SA-3.1, A1). The implementation of these policies would reduce the potential impacts to less-than-significant levels. This is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would the impact previously identified be any more severe as a result of the proposed Project. Therefore, the proposed Project would be consistent with the effects of implementation of the General Plan EIR.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Hazards and Hazardous Materials

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to hazards and hazardous materials, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to hazards and hazardous materials from the proposed Project would not require the preparation of a subsequent EIR.

Consistency Analysis

Hydrology and Water Quality

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Violate any water quality standards or waste discharge requirements?	No	No	No	No
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	No	No	No	No
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	No	No	No	No
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	No	No	No	No
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	No	No	No	No
f. Otherwise substantially degrade water quality?	No	No	No	No
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	No	No	No	No
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No	No	No	No

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	No	No	No	No
j. Inundation by seiche, tsunami, or mudflow?	No	No	No	No

Discussion

Relevant Changes to Project Related to Hydrology and Water Quality

The proposed Project would still be required to incorporate low impact development (LID) features, including directing drainage from impervious surfaces to retention basins for infiltration as part of BMPs per the City's Manual of Stormwater Quality Control Standard. Compliance with NPDES permit requirements and implementation of BMPs during construction would ensure the proposed Project's impact on water quality standards or waste discharge requirements

Relevant Changes to Environmental Setting

The project site includes existing industrial development, as planned for within the Tracy General Plan and as analyzed in the Tracy General Plan EIR.

As shown in Figure 7 (Dam Failure Inundation Map), below, the Project site is located within the Maria Dam failure inundation area. However, the General Plan includes policies and actions under Objective SA-2.1 that are intended to minimize flood risk to development, including prohibiting development to be located in the 100-year floodplain, as established by FEMA, unless certain conditions are met, and to continue to participate in the National Flood Insurance Program.

As identified in the Tracy General Plan EIR, the General Plan Area, and therefore the proposed Project, is located inland across several mountain ranges from the Pacific Ocean and is not downstream of any significant body of water. Therefore, there is no risk of exposure to inundation by seiche or tsunami and no impact would occur.

Comparative Impacts Discussion

The General Plan includes specific goals, objectives, policies and actions to address potential impacts related to hydrology and flooding. The greatest flooding risks to the Tracy Planning Area exist as a result of flooding from the Tom Paine Slough and Old River and the failure of the San Luis Reservoir, New Melones and New Exchequer dams.

The majority of the urbanized area of Tracy is outside of the 100-year flood-plain and thus would not be at risk to 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. The General Plan does anticipate some non-residential development for some of these areas within the 20-year planning horizon and under total buildout of this General Plan, which could result in a significant impact related to flooding.

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 prohibits development in areas within the 100-year flood-plain, 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, P2 and P3). A policy also encourages property-owners within the 100-year floodplain to purchase National Flood Insurance (Objective SA-2.1, 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, 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 and its policies reduces the potential impact associated with exposure to the 100-year flood plain to a less-than-significant level. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The failure of dams in the San Joaquin River floodplain in the event of an earthquake has the potential to create flooding in the northern portion of the Sphere of Influence (SOI) and in some areas within the City limits. Under the 20-year planning horizon of the General Plan, some of the areas in the northern edge of the City limits would be expected to develop with commercial and some industrial uses. A Through 2025, a majority of the area within the SOI and outside of the City limits would not be developed and remain in agricultural use. Moreover, the General Plan states that development is not expected in Urban Reserve 1 2 within the 20-year planning horizon of this General Plan. Under total buildout of the General Plan, areas located in the northern portion of the City limits and SOI, including portions of Urban Reserves 2 and 3, the I-205 Specific Plan area, the Holly Sugar area, and the northern part of the Northeast Industrial Area would have the potential of flooding in the event of dam failure resulting from an earthquake. However, as discussed above, the General Plan includes policies and actions under Objective SA-2.1 that are intended to minimize flood risk to development, including prohibiting development to be located in

the 100-year floodplain, as established by FEMA, unless certain conditions are met, and to continue to participate in the National Flood Insurance Program. As risk of dam failure is small, because the County continues to maintain the dam to withstand probable seismic activity, the potential impact of allowing additional development within the dam inundation area would be considered less-than-significant. This is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Development proposed under the General Plan is not anticipated to significantly alter existing drainage patterns or stream alignments. First, no new development is located adjacent to existing streams or other waterways. Additionally, new development would not be approved within the 100-year flood plain if it interferes with existing waterflow capacity, increases erosion or sedimentation and contributes to the deterioration of any watercourse (Objective SA-2.1, P1). Several General Plan policies and actions address the potential for new development to increase stormwater runoff, which could increase the risk of flooding. These policies and actions, which are discussed in more detail in Section 4.10 of the Tracy General Plan EIR, would mitigate the potential for increased storm water runoff and flooding. Hence no significant impact would be expected. The Project is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

As previously mentioned, Tracy is at a low risk to seiche and tsunami and the implementation of the General Plan is not expected to increase these risks. In addition, mudflow risk within the Project site is low. Thus, no impact associated with seiche, tsunami or mudflow would be expected. This is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

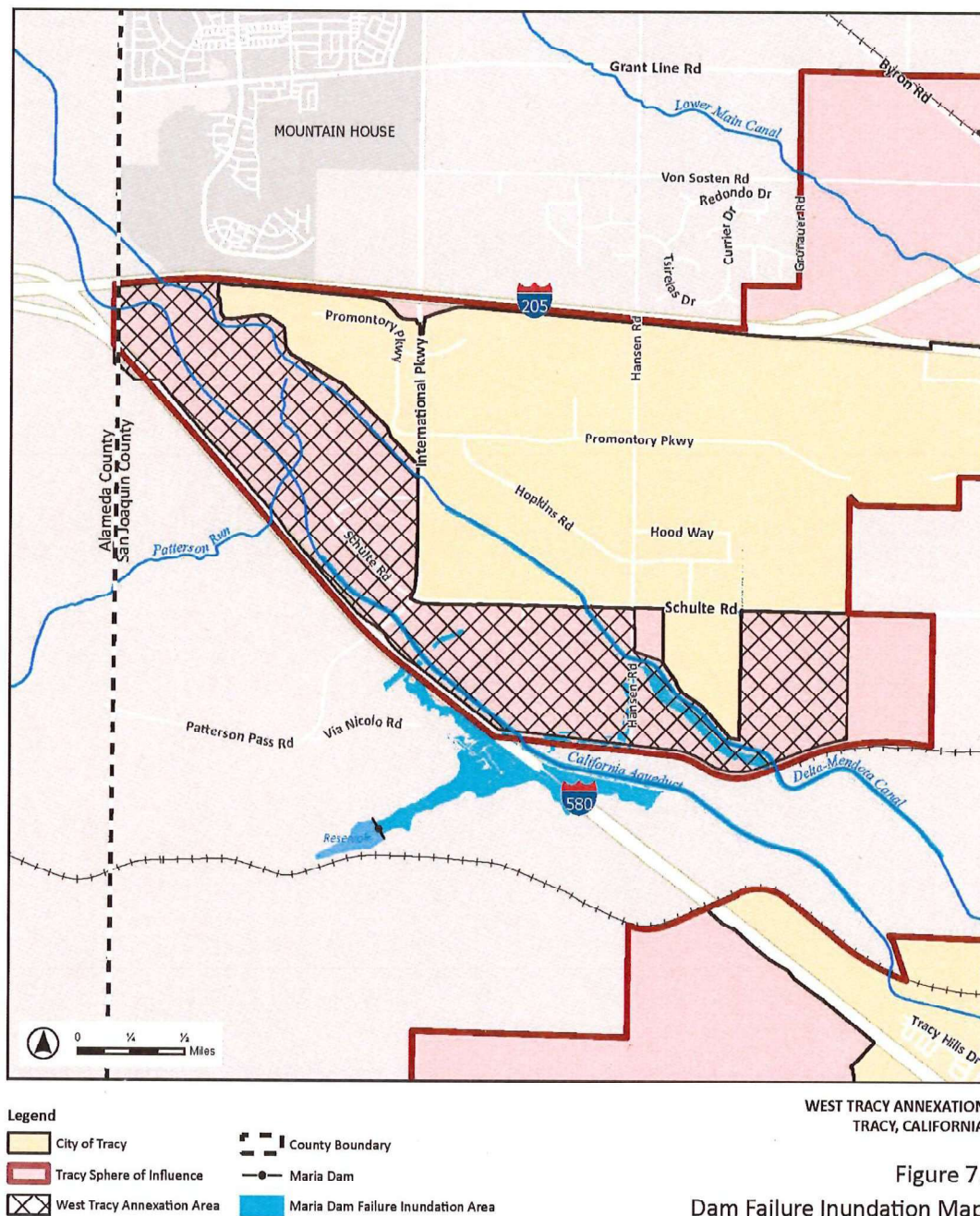
No additional mitigation measures are required.

Conclusion for Hydrology and Water Quality

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to hydrology and

water quality, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to hydrology and water quality from the proposed Project would not require the preparation of a subsequent EIR.



Sources: California Department of Water Resources, Department of Dam Safety, 6-29-2024; San Joaquin County GIS. Map Date: April 27, 2026.

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Land Use and Planning

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Physically divide an established community?	No	No	No	No
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	No	No	No	No
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	No	No	No	No

Discussion***Relevant Changes to Project Related to Land Use and Planning***

The Project is consistent with the uses proposed in the Tracy General Plan, with the exception of the area within the existing Park land use that would be amended to the Public Facilities land use, under the General Plan Amendment associated with the Project.

Relevant Changes to Environmental Setting

The Project site currently contains developed industrial uses and some vacant land within the Industrial portion of the Project site. Additionally, the Public Facilities land use is currently undeveloped and covered by ruderal grasses, as well as one small existing building. Existing roadways, including both paved and dirt roads, exist throughout the Project site. Portions of the site were previously used for agricultural uses but are no longer irrigated or harvested. Furthermore, both the Delta-Mendota Canal and the California Aqueduct bisect the Project site.

Comparative Impacts Discussion

The proposed Project would annex land currently outside of the City limits but within the General Plan SOI into the city limits. There are no residential communities within the Project site; therefore implementation of the Project would not physically divide an established community.

The General Plan includes Objective LU-1.1, Action 1, which requires the City to amend the Zoning Ordinance and map for overall consistency with the General Plan. Implementation of this action would

avoid a significant impact related to consistency with the Zoning Ordinance. Hence no significant impact would be expected. The Project is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Adoption and implementation of the General Plan and Sustainability Action Plan would not result in a conflict with the County General Plan policies, resulting in a less-than-significant impact.

LAFCO determinations for approval of an SOI require that sphere horizons depict a city's logical boundaries of between five and ten years, and up to 30 years. Buildout under the General Plan and Sustainability Action Plan would occur in 10- and 30-year SOI horizons. The 10-year horizon contains areas that will fully and partially develop within a 10-year time frame, as multiple projects will begin and phase through completion over time. The two principle policy documents that the City use to phase development in the 10-year horizon are the General Plan and the GMO and its Implementing Guidelines. The City's 10-year horizon includes areas both within the city limits and areas outside the city limits. Many residential properties that fall within the 10-year horizon will begin development within 10 years, continuing into the 30-year horizon. The 30-year horizon contains three areas outside of the city limits: a 95-acre property, known as the Rocha Property; and two areas to the northeast of the city limits. The Rocha property has General Plan land use designations of Residential Low and Residential High. The other two areas have an Industrial land use designation. These areas remain within the 30-year SOI horizon because they are adjacent to city limits and could develop over time.

LAFCO guidelines state that territory not in need of urban services, including open space, agriculture, recreational lands, rural lands, and residential rural areas, shall not be included in an SOI unless exclusion would impede planned, orderly development. These areas are located to the north and southwest of city limits. These areas are included within the proposed SOI in order to facilitate logical development patterns within the planning area, by facilitating the completion of major roadways such as Lammers Road, Corral Hollow Road, and Tracy Boulevard.

LAFCO guidelines state that SOIs should maintain a separation between existing communities to protect open space and agricultural lands. The SOI extends beyond the city limits but provides adequate buffers between the proposed SOI and other cities in the region. By excluding these areas from the proposed SOI, these open space and agricultural areas outside of the urbanized Tracy area will be protected from development as the city grows.

Future development in the proposed SOI would be subject to the City's General Plan and Sustainability Action Plan, as well as the City's GMO, to ensure sustainable and orderly development phased over 10- and 30-year horizons. Therefore, the proposed SOI is considered to be consistent with LAFCO policy, resulting in a less-than-significant impact. The Project is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity

of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The General Plan includes Objective LU-6.3, Policy 1 and Policy 2, which state that land uses and new development within the airport hazard zones, as designated in the San Joaquin County Airport Land Use Plan, will conform to safety and development restrictions specified in the Plan. This policy will ensure that growth allowed under the General Plan is consistent with the Airport Land Use Plan; therefore, no significant impact would occur related to consistency with the San Joaquin County Airport Land Use Plan. The Project is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The General Plan includes policy direction that addresses the SJMSCP. Objective OSC-1.1 Policy 2 states that the City should continue to work with San Joaquin Council of Governments and other agencies to implement and enforce the SJMSCP. As discussed above, the Tracy Planning Area is identified as a Secondary Zone of the Delta so it is outside of the Delta Protection Commission's planning area, as defined in the Land Use and Re-source Management Plan for the Primary Zone of the Delta (Delta Plan). Regarding guidance in the Delta Plan to provide adequate buffer areas in the Secondary Area to the extent possible to avoid impacts to the Primary Zone, there are numerous policies in the Land Use and Open Space and Conservation Elements that address preserving agriculture and open space in areas out-side of Tracy's SOI and within its Planning Area (Objective LU-8.1, Policy 3 and Policy 4; Objective OSC-2.1, Policy 4 and Policy 5; Objective OSC-4.4, Policy 1, Policy 3 and Action 1).

Thus, implementation of the Tracy General Plan and Sustainability Action Plan do conflict with any adopted conservation plan and no significant impact would occur. The Project is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Recognizing the importance of reducing conflicts between land uses, the General Plan includes many policies to minimize conflict and encourage an orderly land use pattern. The General Plan includes two objectives with supporting policies and actions which state that the city should have a clearly defined urban form structure, as well as require that the City comprehensively plan for new development within the SOI (Objectives LU 1.1 and 1.2). In summary, implementation of policies and actions in the General Plan and Sustainability Action Plan and the LAFCO process would result in less-than-significant land use impacts related to conflicts with other plans, policies and regulations applicable in the Tracy area. The Project is consistent with the impact conclusions of the General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Land Use and Planning

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to land use and planning, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to land use and planning from the proposed Project would not require the preparation of a subsequent EIR.

Mineral Resources

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
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?	No	No	No	No
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?	No	No	No	No

Discussion

Relevant Changes to Project Related to Mineral Resources

The Project does not introduce any new types of construction or structural building requirements that would affect mineral resources.

Relevant Changes to Environmental Setting

Mineral resources conditions have not changed since certification of the General Plan EIR.

Comparative Impacts Discussion

To reduce potential land use conflicts, especially those which could impact mineral resources or recovery sites, Tracy General Plan Objective LU-6.1 directs the City to minimize the impacts of aggregate mining on adjacent uses. In addition, Objective LU-6.1, P1 states that new industrial and mining uses shall be designed to minimize potential impacts to noise, water quality, air quality, agricultural and biological resources, and residential neighborhoods. Objective OSC-3.2 and its accompanying three policies outline specific methods for mitigating environmental impacts or potential nuisances associated with existing or future mining operations. Details listed under Objective OSC-3.2, P3 provide physical site design methods for reducing conflicts. Finally, the General Plan directs the City to review all development proposals, taking into account potentially available mineral resources on the property or within the vicinity of the project site (Objective OSC-3.1, P1).

In conclusion, although the extraction of mineral resources and related activities can result in adverse environmental impacts and nuisances to adjacent sensitive land uses, the City of Tracy also recognizes the economic benefit of these aggregate resources to the City's development, as well as their importance at the regional and State level. The policies in the General Plan would minimize potential land use conflicts between aggregate resource activities and other uses, and in general ensure that new development would

not impact the future availability of mineral resources or mineral resource recovery sites. Therefore, this impact would be less-than-significant. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Mitigation Measures

Tracy General Plan Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Mineral Resources

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to mineral resources, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to mineral resources from the proposed Project would not require the preparation of a subsequent EIR.

Consistency Analysis

Noise

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	No	No	No	Yes Tracy General Plan EIR MM NOI-2
b. Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?	No	No	No	No
c. Substantially permanently increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No	Yes Tracy General Plan EIR MM NOI-2
d. Substantially temporarily or periodically increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No	Yes Tracy General Plan EIR MM NOI-2
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No	No	No	No
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No	No	No	No

Discussion***Relevant Changes to Project Related to Noise***

There have not been any changes to the proposed Project related to noise. A portion of the existing Park land uses within the Project site would be changed to Public Facilities land use with the General Plan Amendment. However, this change is not anticipated to increase noise impacts, since park land uses generate higher trip generation associated with Park land uses compared to Public Facilities land uses.

Therefore, the proposed Project is anticipated to generate equal or less noise than as anticipated by the General Plan EIR.

Relevant Changes to Environmental Setting

Overall, the proposed Project is consistent with the assumptions analyzed in the General Plan EIR regarding the type of uses, operations, and noise sources during Project construction and operations.

Comparative Impacts Discussion

The proposed Project area is located adjacent to I-580, immediately adjacent to Corral Hollow Road. Within the Project site, there are no new sensitive receptors beyond those identified in the Tracy General Plan EIR.

Policies in the General Plan ensure that the citizens of Tracy are protected from excessive noise levels. Figure 9-2 in the General Plan outlines guidelines regarding land use compatibility for community noise environments. This information, in addition to the City's Noise Ordinance, is used to help determine whether impact from new projects will occur in the city as a result of the General Plan. The policies in Objective N-1.2 attempt to control excessive sources of noise in the city, including noise from roadways. P1 directs the city to reduce traffic noise levels in existing residential areas through enforcement and structural improvements, to the extent that it is feasible. P3 presents "quiet pavement" as a potential noise reduction strategy that could be utilized to reduce noise level increases resulting from General Plan development. Additionally, Objective N-1.3, Policies P1, P2, P3, and P5 ensure that noise impacts from new projects will be evaluated during the design review process and mitigated as a condition of project approval.

Although these proposed policies provide significance thresholds to be used in the evaluation of project impacts and criteria to ensure that new projects are evaluated properly, it is not likely that all traffic noise impacts resulting from the General Plan will be adequately mitigated. Given the anticipated growth of the community and expected traffic noise level increases resulting from the project, the impact would be significant and unavoidable. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The policies proposed to achieve Objective N-1.1 define appropriate exterior and interior noise levels for new land uses and require that measures be incorporated into all new development to attenuate exterior and/or interior noise levels to those considered normally acceptable for the land use. Specifically, P3 states that all new single family residential development shall maintain a noise standard of 60 Ldn for exterior noise in private use areas and P6 states that all multi-family residential developments shall maintain a standard of 65 Ldn for community outdoor recreation areas. P5 states that all new residential projects shall maintain an interior standard of 45 Ldn.

In areas where the existing noise level is above 60 Ldn, the General Plan states that new residential projects shall be analyzed according to protocols in the California Building code (Objective N-1.1, P8). Further, Objective N-1.1, P9 states that measures to attenuate exterior and/or interior noise levels to acceptable levels shall be incorporated into all developments. Further, the City shall not allow new noise sensitive land uses in areas where measures cannot be implemented to reduce noise levels to normally acceptable levels (Objective N-1.1, P1).

Finally, policies proposed to achieve Objective N-1.3 would reduce the impacts of introducing noise sensitive uses in noisy areas by considering noise issues in the development review process and requiring that significant noise impacts be mitigated. These policies would adequately reduce noise impacts to a less-than-significant level. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Construction associated with development projected during the planning horizon of the General Plan would temporarily elevate noise levels at adjacent land uses by 15 to 20 dBA or more. Implementation of Mitigation Measure NOI-2 would require the following standard construction noise control measures should be included as requirements at construction sites to minimize construction noise impacts:

- When necessary, temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the adjacent land uses. Such noise control blanket barriers can be rented and quickly erected.
- Foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile. The pre-drilling of foundation pile holes is a standard construction noise control technique. Pre-drilling reduces the number of blows required to seat the pile.
- All construction projects shall comply with the Article 9 of the City of Tracy Municipal Code, the City's Noise Control Ordinance.

The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The Tracy Municipal Airport, located in the southern portion of the City between Tracy Boulevard and Corral Hollow Road, is a source of community noise in its vicinity. New noise sensitive uses are not planned in areas within the San Joaquin County 2020 General Plan 60 or 65 dB CNEL noise contours for Tracy Airport (shown in Figure 4.14-1). Thus, no significant impact would occur. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Development under the General Plan would not introduce new sources of groundborne vibration. However, potential groundborne vibration issues could result from railroad operations if vibration sensitive development, such as residences, are proposed close to the railroad tracks. Sensitive developments proposed within 100 feet of a railroad would result in a significant vibration impact. Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

Mitigation Measure NOI-2: In addition to the time-of-day restriction and construction noise control measures in Objective N-1.2, Policy 4, the following standard construction noise control measures should be included as requirements at construction sites to minimize construction noise impacts:

- When necessary, temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the adjacent land uses. Such noise control blanket barriers can be rented and quickly erected.
- Foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile. The pre-drilling of foundation pile holes is a standard construction noise control technique. Pre-drilling reduces the number of blows required to seat the pile.
- All construction projects shall comply with the Article 9 of the City of Tracy Municipal Code, the City's Noise Control Ordinance.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Noise

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to noise, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous

EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to noise from the proposed Project would not require the preparation of a subsequent EIR.

Population and Housing

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No	No	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No	No	No	No

Discussion***Relevant Changes to Project Related to Population and Housing***

The project is consistent with the uses proposed in the Tracy General Plan. No new housing is anticipated to be developed within the Project site.

Relevant Changes to Environmental Setting

The proposed Project is consistent with the assumptions analyzed in the General Plan EIR regarding population and housing.

Comparative Impacts Discussion

Despite the limitations of the GMO, the extent of growth anticipated to occur may result in a potentially significant impact associated with substantial growth. However, the General Plan includes several policies to address this and reduce impacts to a less-than-significant level. For example, the General Plan states that new development in the SOI should be planned for in a comprehensive manner, and contain a balanced distribution of land uses between residential, employment-generating and public facilities (Objective LU-1.2, Policy 1 through Policy 3). The General Plan establishes that guidelines for residential growth shall be a component of the GMO as a separate objective, with supporting policies to direct RGA allotments to the goals of the Plan, including the provision of infill, senior, low-income and higher density housing (Objective LU-1.4, Policy 1 through Policy 7). No significant impact would occur regarding the potential to induce substantial population growth. Additionally, no significant impacts to the displacement of populations or housing would occur. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity

of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Population and Housing

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to land use and planning, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to land use and planning from the proposed Project would not require the preparation of a subsequent EIR.

Consistency Analysis

Public Services and Utilities

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	No	No	No	No
ii. Police protection?	No	No	No	No
iii. Schools?	No	No	No	No
iv. Parks?	No	No	No	No
v. Other public facilities?	No	No	No	No
b. 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?	No	No	No	No
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No	No	No	No
d. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	No	No	No	No
e. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No	No	No	No

Consistency Analysis

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
f. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No	No	No	No
g. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	No	No	No	No
h. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No	No	No	No
i. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	No	No	No	No
j. Comply with federal, state, and local statutes and regulations related to solid waste?	No	No	No	No

Discussion

Relevant Changes to Project Related to Public Services and Utilities

The proposed Project would develop the same types of uses at the same square footages as that analyzed in the Tracy General Plan EIR, with the exception of a portion of the existing Park land uses within the Project site would be changed to Public Facilities land use with the General Plan Amendment. However, this change is not anticipated to increase impacts to public services or utilities.

The proposed Project only proposes developing industrial and public facilities uses, and no residential uses are proposed. Student generation directly when residential units are constructed and a site generates new residents. Because the proposed Project would not generate any residents, there would be no student generation and no impact to schools.

Relevant Changes to Environmental Setting

Overall, the proposed Project is consistent with the assumptions analyzed in the General Plan EIR regarding the Public Services and Utilities environmental topics.

Comparative Impacts Discussion

Project implementation would increase service demand compared to the site's existing uses because the Project would introduce new industrial and public utilities uses to the Project site. However, the proposed industrial uses have been anticipated for and previously analyzed in the Tracy General Plan EIR for this site. A General Plan Amendment would modify a portion of the Project site currently designated as Park land use to Public Facilities land uses. The public facilities land uses associated with the proposed Project would require similar utilities and public services needs as the applicable park land uses. Therefore, overall, the proposed Project would develop the same types of uses at the same square footages as analyzed in the Tracy General Plan EIR, and would not increase demand for fire or police services beyond that disclosed in the Tracy General Plan EIR.

Tracy General Plan goals, objectives, policies and actions call for the provision of an adequate supply of water; the maintenance of water infrastructure; the coordination between land use planning and water facilities and service; and the promotion of water conservation measures. These goals, objectives, policies and actions, combined with the improvements in the City's Urban Water Management Plan and the Water Master Plan, meet Tracy's water needs and avoid impacts on water supply.

The General Plan also contains policies that will minimize the potential environmental impacts of storage reservoirs and distribution facilities. One policy recommends that storage facilities should be buried or partially buried to allow for the joint use of the site with parks or recreational facilities (Objective PF-6.2, P2). Another policy recommends that storage facilities should be located at naturally high topographic locations to capitalize on gravity flow whenever possible, as opposed to requiring energy to transport water (Objective PF-6.4, P4). Without the implementation of the above policies, there would be an adverse impact with regard to water storage, supply and/or distribution, since a shortage of water storage would affect the availability of adequate water supply to meet the demand.

The need for new distribution infrastructure is minimized by General Plan policies that direct a portion of the growth to developed areas of the city that already contain infrastructure. The policies and actions under Objective LU-1.4 direct the City to promote a pattern of residential growth that is efficient with respect to maximizing existing public services and infrastructure. For example, Objective LU-1.4, P1 and P2 in the Land Use Element directs the City to follow the guidelines set forth in the Growth Management Ordinance and to prioritize allowing new residential development that is concentrated near existing development, in order to maximize the use of existing infrastructure. Adherence to these policies reduce the need for additional distribution infrastructure.

Development under the General Plan is not expected to create an adverse environmental impact from the expansion of additional water storage and distribution infrastructure. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it

be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

To ensure that there is enough water for future growth, the General Plan directs the City to acquire reliable, additional sources of water supplies to meet the city's future demand (Objective PF-6.1, P2) and to update the Water Master Plan, which identifies sources of water to meet future demand (Objective PF-6.1, A1). In addition, Objective PF-6.3, P5 directs the City to take into account whether sufficient, reliable water is available for the project when considering the approval of new development. Without the implementation of these policies, there would be an adverse impact with regard to water supply.

The City also has measures in place to reduce the water demand through water conservation and water recycling. Policies for the use of water conservation are identified in Objective PF-6.5, P1, P2, P3 and P4 which direct the use recycled water in city-owned facilities and for non-potable uses in general, and for new development projects to construct "purple pipe" for the distribution of recycled water. In the General Plan, the City would also be directed to implement the Best Management Practices in the Urban Water Management Plan (Objective PF-6.1, P1) and to update the Water Master Plan to include recycled water (Objective PF-6.4, A3). These policies reduced the overall water demand in the City.

As a result of adopted City policies and General Plan policies, a less-than-significant impact to groundwater is anticipated as a result of the implementation of the General Plan. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

To address deficiencies in wastewater service, the General Plan directs the City to prepare a comprehensive update to the Wastewater Master Plan. The General Plan specifically states that the update should identify the number of wastewater treatment plants, capacity and potential locations needed to serve future development (Objective PF-7.1, A1). The General Plan also calls on the City to maintain wastewater infrastructure in good working condition (Objective PF-7.1, P1) and to not extend wastewater infrastructure into new areas until existing infrastructure is brought to adequate standards.

The Land Use and Public Facilities and Services Elements also contain policies that mitigate the potential impact of a lack of wastewater treatment capacity by ensuring that new development would not occur in the absence of sufficient capacity in the wastewater treatment system and access to wastewater services (Objective PF-7.3, P3, P5 and P6 and Objective LU 1.4, P5). Without the implementation of these policies, there would be adverse impact with regard to wastewater collection and treatment.

Additional wastewater collection facilities would also be necessary to support new development. This impact would be minimized by targeting growth to existing areas thereby more efficiently using of existing infrastructure. For example, Objective LU-1.4, P1 and P2 directs the City to follow guidelines of its Growth Management Ordinance and to prioritize allocation of RGAs to new development that is near existing development to maximize the use of existing infrastructure. Objective LU-1.4, P4 directs the City to make RGAs available for infill development as a high priority. These policies reduce the need for additional collection infrastructure.

The General Plan also includes policy language to reduce the impact of wastewater treatment on the environment. Policies direct the City to consider locating public facilities and wastewater reclamation sites with agricultural and open space preservation programs to the extent possible (Objective PF-7.4, P2). The General Plan also calls for the use of recycled water, which could include tertiary treated wastewater, to be used for non-potable uses (Objective PF-6.5, P4) and to dispose of biosolids in a manner that minimizes impacts on the environment and public health (Objective PF-7.3, P3).

The specific environmental impact of constructing wastewater treatment facilities in the City limits and Sphere of Influence cannot be determined at this first-tier level of analysis; however, development and operation of wastewater treatment facilities may result in potentially significant impacts that are addressed by various plans, policies and mitigation measures identified in other sections of this DEIR. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Development under the General Plan would 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, 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, 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 proposed 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, P1 and Objective PF-8.2, P2). Objective PF-8.2, 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, 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, P5), call for a concentrated pattern of residential development (Objective LU-1.4, P1 and P2) and encourage infill development (Objective LU-

1.6, P4). These policies would provide the City with a frame-work to ensure that new stormwater handling infrastructure can be provided to meet the needs of continuing development under the General Plan.

The specific environmental impact of constructing new stormwater infrastructure in the City limits and Sphere of Influence cannot be determined at this first-tier level of analysis; however, development and operation of stormwater infrastructure may result in potentially significant impacts that are addressed by various plans, policies and mitigation measures identified in other sections of this EIR. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The City will continue to provide law enforcement for property within the City limits, which will eventually adjust to include lands annexed from the SOI in preparation for development. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan. The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The General Plan includes policies and actions to provide sufficient educational facilities to meet the demands of existing and new development (Goal PF-3) and assist the school districts serving the City to develop new facilities (Objective PF-3.1). In this regard, the City would provide school districts with the opportunity to review proposed residential developments and make recommendations for needed facilities based on a number of factors (Objective PF-3.1, P2). In order to ensure that school expansions or new facilities are funded by developers to the extent allowed by law, the City would collect land dedications or in-lieu school impact fees from project applicants in accordance with limits established by State law. Funding of school facilities has been impacted by the passing of SB 50, which limits the impact fees and site dedication that school districts can require of developers to off-set the impact of new development on the school system. In general, school projects would occur on land reserved in cooperation with the associated school district (Objective PF-3.3, P1). The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

The General Plan also includes a number of policies in regards to the City's own operations and facilities. Objective PF-5, P4 directs public buildings to be designed or improved with on-site storage facilities for recycled materials, and Objective PF-5, P5 encourages the use of post-consumer recycled paper and other recycled materials in all City operations. The General Plan also outlines six actions for facilitating recycling

and composting efforts within the city, including for example, the bi-weekly, city-wide collection program to compost leaf and yard waste (Objective PF-5.1, A1), residential single-stream curbside recycling (Objective PF-5.1, A3), and develop and maintain a recycling and diversion plan (Objective PF-5.1, A3). The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Public Services and Utilities

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to public services and utilities, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to public services and utilities from the proposed Project would not require the preparation of a subsequent EIR.

Consistency Analysis

Consistency Analysis

Transportation/Traffic

Environmental Issue Area	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts?
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	No	No	No	No
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	No	No	No	No
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	No	No	No	No
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No	No	No	No
e. Result in inadequate emergency access?	No	No	No	No
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	No	No	No	No

Discussion

Relevant Changes to Project Related to Transportation/Traffic

The proposed Project would develop the same types of uses at the same square footages as that analyzed in the General Plan EIR, with the exception of portion of the Park land use that would require a General Plan Amendment for Public Facilities uses. However, the Public Facilities uses are anticipated to generate fewer vehicle trips than would be generate by the existing allowed Parks land use.

Relevant Changes to Environmental Setting

Overall, the proposed Project is consistent with the assumptions analyzed in the General Plan EIR regarding the this environmental topic.

Comparative Impacts Discussion

The traffic impact analysis prepared for Tracy General Plan EIR found that, while the General Plan incorporates a range of features that work to help reduce the potential impact of future growth in Tracy to regional roadways, none of these approaches would reduce the potential impact to a less-than-significant level, so a significant and unavoidable impact to the following regional roadways would occur:

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

Separately, based on the goals, objectives and policies included in the General Plan, the Tracy General Plan EIR encourages the consideration of bicycle and pedestrian safety and would not create unsafe conditions for these modes. Therefore, a significant impact does not occur.

The adequacy of emergency vehicle access can be judged based on two criteria. First, the major roadways of the city should be able to convey vehicles at a reasonable level of congestion, which will allow emergency vehicles to travel throughout the city. Second, the roadway network should provide a level of connectivity to allow emergency vehicles to access the destination through the most direct route.

The General Plan contains several policies relating to the level of congestion on major roadways and intersections. For example, Policy 1 under Objective CIR-1.3 sets the roadway and intersection level of service standards at LOS D for most intersections, which will ensure that vehicles are able to travel through most areas of the city with minimal delay, including emergency vehicles. While the level of service policy allows a small portion of the downtown area to operate at LOS E or lower, as well as areas around the freeway and areas that are limited by existing constraints, it is unlikely that the policy will dramatically

increase the travel time for emergency vehicles throughout the city since the General Plan also includes policies to ensure multiple access points, as discussed below.

The General Plan also includes policies relating to roadway connectivity. Policy 1 under Objective CIR-1.2 states that the City shall ensure that street and highway system results in a high level of connectivity, especially between residences and common local destinations. By encouraging roadway connectivity, the General Plan would ensure that emergency vehicles would have multiple routes available to them, which would minimize response time.

Since the General Plan includes policies that seek to maintain a high level of service (minimizing congestion) while encouraging connectivity, the proposed project would not result in inadequate emergency vehicle access and a significant impact would not occur.

As mentioned earlier in this section, the City has adopted on- and off-street parking standards in its Municipal Code. The General Plan and Sustainability Action Plan do not alter the City's current parking regulations through any goals, objectives, policies and actions. As a result, development will be required to comply with existing regulations and provide adequate on-site parking prior to approval. Therefore, implementation of the proposed project would not result in inadequate parking capacity.

As mentioned before, there are several regional planning documents that address public transit in San Joaquin County. Both the SJCOG RTP and the San Joaquin County General Plan include a number of goals and policies related to alternative transportation, and both encourage the use of transit as an alternative mode throughout the region. For example, Objective III of the RTP is to provide for a transit system serving county residents that is safe, efficient and cost effective. A significant impact would occur if the General Plan lacks goals and policies related to alternative transportation modes or has policy statements that directly contradict policy statements provided by the RTP or the San Joaquin County General Plan in regards to regional alternative modes of transportation.

Objective 1 under the Transit section of the County General Plan is to provide a public mass transit system that satisfies the demonstrated needs in San Joaquin County for safe, efficient, convenient, economical, and reliable transit service. The first policy under this objective states that the County would promote public mass transit as an alternative to the automobile. The Bicycle section indicates that a primary objective is to provide a countywide system of bicycle facilities for safe and convenient transportation and recreation.

The General Plan includes a range of policy direction in regards to alternative transportation modes, which do not conflict with County-wide policy statements. The General Plan has goals, objectives, policies and action relating to bicyclists, pedestrians and public transit. For example, Objective CIR-3.1 and its subordinate policies and actions work towards achieving a comprehensive and safe system of citywide bikeways and pedestrian facilities. In addition, Objective CIR-4.1 is aimed at promoting public transit as an alternative to the automobile. Supporting this objective are several policies and actions that work to promote transit use through cooperation with other service providers, funding, and project design.

Since the General Plan and Sustainability Action Plan do not alter the City's current policy statements supportive of alternative transportation modes, which are consistent with policy statements in other regional adopted planning documents, it can be concluded that the General Plan and Sustainability Action Plan do not conflict with adopted regional policies and plans regarding alternative transportation, and thus have a less than significant impact.

The General Plan was designed to comply with the Land Use Plan (1994, as amended in 1998) for the Tracy Municipal Airport. For example, Objective LU-6.3 ensures that development near the Tracy Municipal Airport is compatible with airport uses and conforms to safety requirements. Since the General Plan would not allow incompatible development to occur around the airport, implementation of the General Plan and Sustainability Action Plan would not alter current plans related to operations of the Tracy Municipal Airport nor air traffic in general, and no significant impact would occur.

The Project is consistent with the impact conclusions of the Tracy General Plan EIR. No new specific impact would result, nor would it be a substantial increase in the severity of the impact that was identified in the certified EIR and would therefore be consistent with the effects of implementation of the General Plan.

Mitigation Measures

Tracy General Plan EIR Mitigation Measures

There are no mitigation measures within the Tracy General Plan EIR for this environmental topic.

Additional 2026 Mitigation Measures

No additional mitigation measures are required.

Conclusion for Transportation/Traffic

Changes introduced by the proposed Project and/or new circumstances relevant to the project would not, as compared to the Tracy General Plan EIR, result in new significant impacts relating to transportation/traffic, or significant impacts that are substantially more severe than impacts previously disclosed. No new mitigation measures would be required.

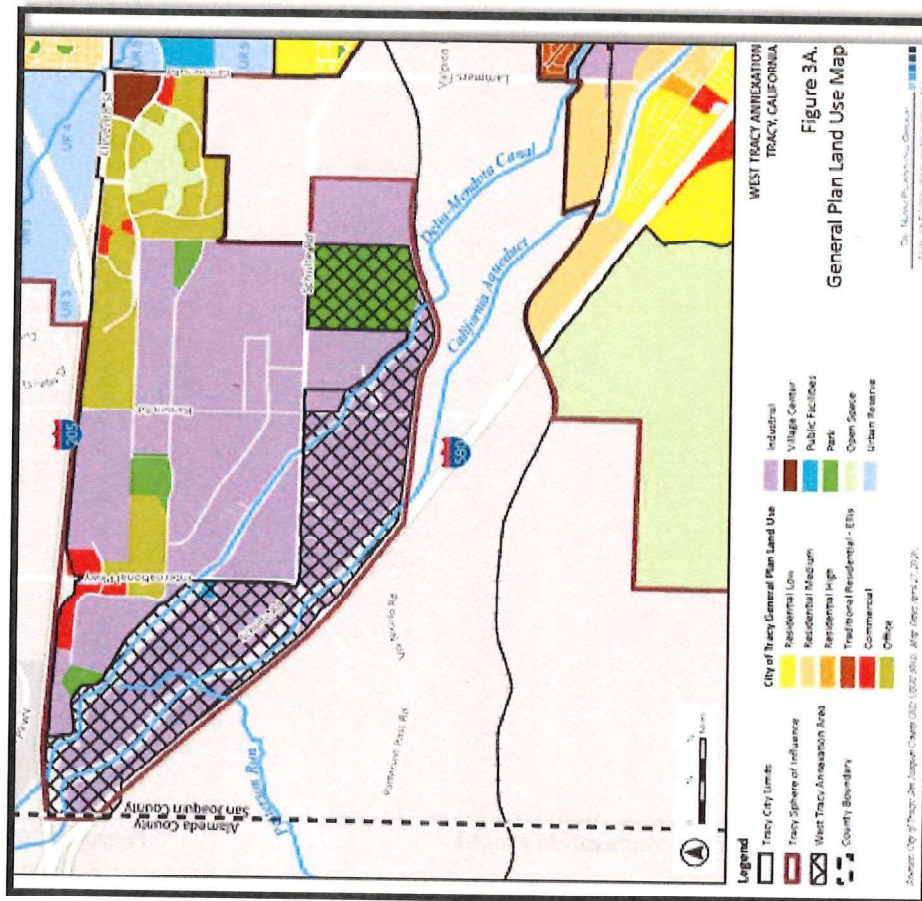
In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. For these reasons, impacts related to transportation/traffic from the proposed Project would not require the preparation of a subsequent EIR.

CONCLUSION

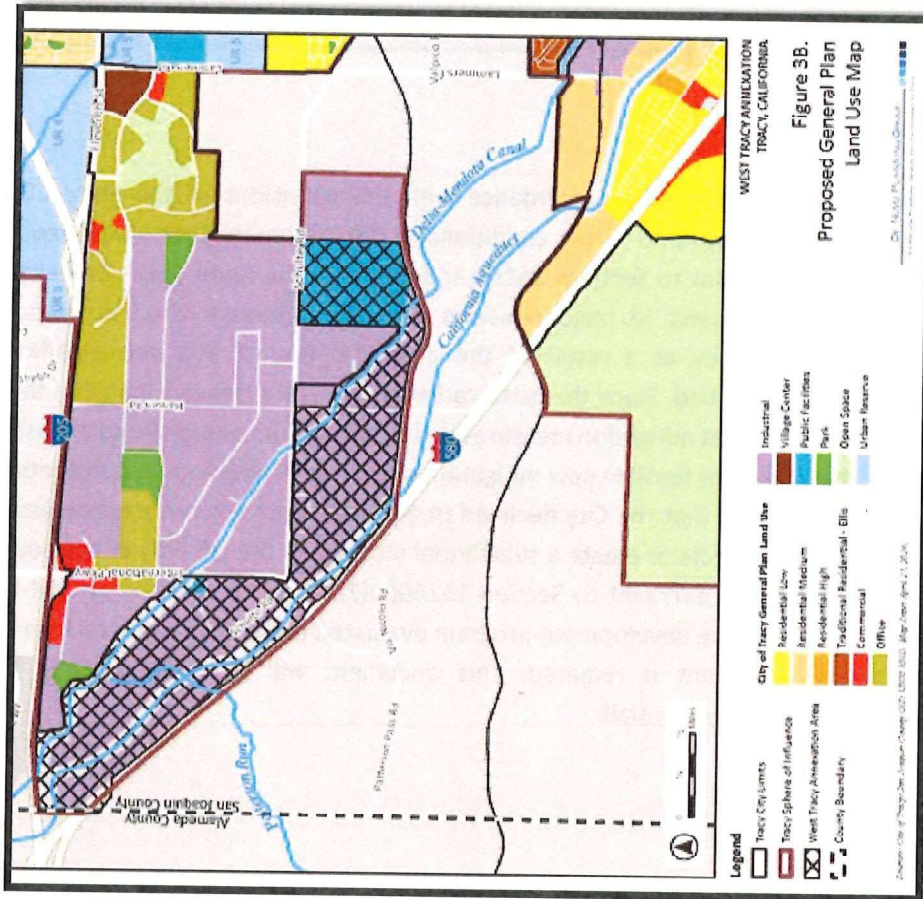
This Consistency Analysis has been prepared in accordance with the provisions of the State CEQA Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15168 of the State CEQA Guidelines, exist in connection with the proposed Project. No major revisions would be required to the Tracy General Plan EIR prepared for the City of Tracy as a result of the proposed Project. No new significant environmental impacts have been identified. Since the certification of the Tracy General Plan EIR, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the EIR that the City declined to adopt. Project implementation would not create significant environmental effects or create a substantial increase in the severity of previously identified significant effects. Therefore, pursuant to Section 15168(c)(2), the City determines that the proposed Project is within the scope of the development program evaluated in the Tracy General Plan EIR and no further environmental document is required. This document will be maintained in the administrative record files at City of Tracy City Hall.

General Plan Land Use Designations

Exhibit 2



EXISTING



PROPOSED

Exhibit 3

Annexation Area

