NOTICE OF REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the Planning Commission is hereby called for:

Date/Time: **Wednesday, June 9, 2010, 7:00 p.m.**
(or as soon thereafter as possible)

Location: City Hall, Council Chambers
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE

In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Planning Commission Member to sponsor the item for discussion at a future meeting.

1. OLD BUSINESS

2. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER PLANNING COMMISSION RECOMMENDATIONS TO CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, AND PREZONING/ ANNEXATION APPLICATIONS FOR THE HOLLY SUGAR SPORTS PARK, AND TO CONSIDER RECOMMENDATIONS REGARDING A GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, AND PREZONING/ ANNEXATION FOR THE HOLLY SUGAR SPORTS PARK SITE. THE HOLLY SUGAR SPORTS PARK SITE IS APPROXIMATELY 298 ACRES OF LAND LOCATED BETWEEN TRACY BOULEVARD AND CORRAL HOLLOW ROAD, NORTH OF LARCH ROAD, AND SOUTH OF SUGAR ROAD (ASSESSOR'S PARCEL NUMBER 212-150-01). THE APPLICATIONS ARE CITY INITIATED. APPLICATION NUMBERS GPA10-0002, ZA10-0003, AND A/P09-0001

B. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2010-2011 THROUGH FISCAL YEAR 2014-2015 - APPLICATION NUMBER DET10-0003

3. ITEMS FROM THE AUDIENCE

4. DIRECTOR'S REPORT

5. ITEMS FROM THE COMMISSION

6. ADJOURNMENT

June 3, 2010
Posted Date

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

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development and Engineering Services Department located at 333 Civic Center Plaza during normal business hours.

June 9, 2010

AGENDA ITEM 2-A

REQUEST

PUBLIC HEARING TO CONSIDER PLANNING COMMISSION RECOMMENDATIONS TO CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, AND PREZONING/ ANNEXATION APPLICATIONS FOR THE HOLLY SUGAR SPORTS PARK, AND TO CONSIDER RECOMMENDATIONS REGARDING A GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, AND PREZONING/ ANNEXATION FOR THE HOLLY SUGAR SPORTS PARK SITE. THE HOLLY SUGAR SPORTS PARK SITE IS APPROXIMATELY 298 ACRES OF LAND LOCATED BETWEEN TRACY BOULEVARD AND CORRAL HOLLOW ROAD, NORTH OF LARCH ROAD, AND SOUTH OF SUGAR ROAD (ASSESSOR'S PARCEL NUMBER 212-150-01). THE APPLICATIONS ARE CITY INITIATED. APPLICATION NUMBERS GPA10-0002, ZA10-0003, AND A/P09-0001

BACKGROUND

On July 1, 2008, City Council selected the Holly Sugar site as the preferred location to address the community's needs for youth sports facilities. The project site is located on City-owned property between Tracy Boulevard and Corral Hollow Road, north of Larch Road, and south of Sugar Road, Assessor's Parcel Number 212-150-01 (Attachment A: Location Map).

The proposed project consists of the construction and operation of an approximately 298-acre park, which would include an approximately 166-acre active sports park facility, approximately 86 acres of passive recreation area, and approximately 46 acres of future expansion area. The project description also includes proposed annexation of the project site into the City limits, a General Plan amendment to designate the project site as Park (P), and zoning of the site to Park (P).

DISCUSSION

This agenda item involves a Planning Commission public hearing to consider the City initiated applications for annexation and development of the Holly Sugar Sports Park site. Specifically, the Planning Commission will be asked to make a recommendation to the City Council on the following items:

- Certification of the Final Environmental Impact Report for a General Plan Amendment, Zoning Ordinance Amendment, and Prezoning/ Annexation applications for the Holly Sugar Sports Park site
- A General Plan Amendment related to the Holly Sugar Sports Park site (GPA10-0002)
- A Zoning Ordinance Amendment related to the Holly Sugar Sports Park site (ZA10-0003)
- Prezoning and annexation of the Holly Sugar Sports Park site to the City of Tracy (A/P09-0001)

The staff report has been organized to discuss each of the above items/applications and then lists a staff recommendation at the end of the report. There are numerous attachments to the staff report related to each item above.

Environmental Impact Report (EIR)

The City determined that the project requires an EIR for these applications. A Draft EIR was prepared in accordance with the State California Environmental Quality Act (CEQA) regulations and CEQA Guidelines, and circulated for public review from August 31, 2009 until October 15, 2009 (Attachment B: Draft EIR). During that time, two separate public hearings were conducted to receive comments on the Draft EIR, one by the Planning Commission (September 23, 2009) and one by the Parks and Community Services Commission (October 1, 2009). A total of six comment letters were received and several comments were verbally received during the public hearings.

In light of a comment letter received from Caltrans on the Draft EIR, the City determined that the preparation and public distribution of a Recirculated Draft EIR was required. The Recirculated Draft EIR was circulated for public review from December 16, 2009 through February 2, 2009 (Attachment C: Recirculated Draft EIR). This public review period was later extended to May 26, 2009 due to a noticing error to an interested party. Caltrans provided a comment letter on the Recirculated Draft EIR. No other comments on the Recirculated Draft EIR were received.

Collectively, the EIR contains the Draft EIR, the Recirculated Draft EIR, and the Responses to Comments and Errata, which is known as the Final EIR (Attachment D: Final EIR). While mitigations were identified, significant unavoidable environmental impacts were reported in the areas of Aesthetics, Agricultural Resources, Climate Change, Noise, and Transportation and Circulation, as shown in the Executive Summary of the Draft EIR (pages ES-5 to ES-28). Certification of the Final EIR also involves making findings related to significant impacts, alternatives, a statement of overriding considerations, and adopting a mitigation monitoring and reporting program. The resolution related to the Final EIR contains those findings and the mitigation monitoring program.

General Plan Amendment

A General Plan Amendment (both to the text and the Land Use Designation Map) is proposed to change the General Plan designation of the Holly Sugar Sports Park site from Agriculture (Ag) to Park (P) (Attachment E: Proposed General Plan Amendment).

Zoning Ordinance Amendment

A Zoning Ordinance Amendment is proposed to establish a Park (P) zone district (Attachment F: Proposed Zoning Ordinance Amendment). Public parks are permitted in the existing residential zones, but creation of this Park (P) zone would establish a zone that is primarily dedicated to park use. In the case of the Holly Sugar Sports Park site, the proposed Park (P) zone is considered appropriate because it better reflects the intended use of the site. Due to the size of the site, and the fact that the project is not a component of a residential or commercial development, the creation of a new zone district was necessary.

Prezoning/ Annexation

This agenda item involves the Planning Commission making a recommendation to the City Council on annexation of the Holly Sugar Sports Park site to the City of Tracy. Corporate City limit changes, including property annexation, are completed at Local Agency Formation Commission (LAFCo) based on a City application (petition to LAFCo). The application to LAFCo would be prepared by City staff based on City Council direction related to the EIR, General Plan Amendment, and Zoning Ordinance Amendment. Upon annexation, the Holly Sugar Sports Park site would be zoned Park (P), and the Park (P) zone district would be the prezoning for the application to LAFCo. Public facilities for the Holly Sugar Sports Park site have been identified and documented in the EIR.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions via two resolutions:

First Resolution:

1. Recommend that the City Council certify the Final Environmental Impact Report, adopt findings of fact, a statement of overriding considerations and a mitigation monitoring and reporting program for the Holly Sugar Sports Park applications;

Second Resolution:

2. Recommend that the City Council approve the General Plan Amendment (Application GPA10-0002);

3. Recommend that the City Council introduce the Zoning Ordinance Amendment (Application ZA10-0003);

4. Recommend that the City Council approve prezoning and annexation of the Holly Sugar Sports Park site to the City of Tracy, by means of annexation petition application to LAFCO (Application A/P09-0001).

MOTION

Move that the Planning Commission recommend that the City Council take the following actions via two resolutions:

1. Recommend that the City Council certify the Final Environmental Impact Report, adopt findings of fact, a statement of overriding considerations and a mitigation monitoring and reporting program for the Holly Sugar Sports Park applications;

2. Recommend that the City Council approve the General Plan Amendment (Application GPA10-0002);

3. Recommend that the City Council introduce the Zoning Ordinance Amendment (Application ZA10-0003);

4. Recommend that the City Council approve prezoning and annexation of the Holly Sugar Sports Park site to the City of Tracy, by means of annexation petition application to LAFCO (Application A/P09-0001).

Prepared by Scott Claar, Associate Planner

Reviewed by Bill Dean, Development & Engineering Services Assistant Director

Approved by Andrew Malik, Development & Engineering Services Director

ATTACHMENTS

A: Location Map

B: Draft EIR http://www.ci.tracy.ca.us/modules/dms/file_retrieve.php?function=view&obj_id=973

C: Recirculated Draft EIR

D: Final EIR http://www.ci.tracy.ca.us/modules/dms/file_retrieve.php?function=view&obj_id=1160

E: Proposed General Plan Amendment

F: Proposed Zoning Ordinance Amendment

G: Planning Commission Resolution recommending that City Council certify the Final Environmental Impact Report for the General Plan Amendment, Zoning Ordinance Amendment, and Prezoning/ Annexation applications for the Holly Sugar Sports Park

H: Planning Commission Resolution recommending that City Council approve the General Plan Amendment Application GPA10-0002, Zoning Ordinance Amendment Application ZA10-0003, and Prezoning/ Annexation Application A/P09-0001 for the Holly Sugar Sports Park site

Project Location

CITY OF TRACY

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

Telephone: (209) 831-6400
Fax: (209) 831-6439

RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

City of Tracy, Holly Sugar Sports Park. SCH# 2008122103

Subject: Holly Sugar Sports Park Project: The proposed project consists of the construction and operation of an approximately 298-acre park, which would include an approximately 166-acre active sports park facility, approximately 86 acres of land south of the proposed sports park for passive recreational uses, and an approximately 46-acre area to the northwest of the active sports park site as a future expansion area.

Introduction

In accordance with Section 15088.5 of the CEQA Guidelines, portions of Section 3.12, Transportation and Circulation, of the Draft Environmental Impact Report (EIR) for the Holly Sugar Sports Park Project is being recirculated for public review. A lead agency is required to recirculate an EIR when significant new information is added to the EIR after it is circulated for public review but before its certification.

"Significant new information" requiring recirculation includes a disclosure that a new significant environmental impact would result from the project. Section 3.12 of this Recirculated Draft EIR contains new conclusions regarding the significance of the project's impacts on the Westbound I-205 offramp intersection with Tracy Boulevard under near-term (2015) and the Westbound and Eastbound 1-205 offramp intersections with Tracy Boulevard under cumulative (2030) conditions. As described in the attached sections, the Draft EIR now concludes in Section 3.12 that the project would have significant and unavoidable impacts on the Westbound I-205 offramp intersection with Tracy Boulevard under near-term (2015) and the Westbound and Eastbound 1-205 offramp intersections with Tracy Boulevard under cumulative (2030) conditions.

The above referenced changes to Section 3.12 have also triggered minor text changes to the Executive Summary (pages ES-22 – ES-24) of the Draft EIR and Section 4.0, Other CEQA Required Topics (pages 4.0-10, 4.0-11, and 4.0-16), of the Draft EIR. The revised portions of these sections would include only minor text changes to reflect the revised analysis and impact significance conclusions in Section 3.12, which are included in this Recirculated Draft EIR. The revised pages to the Executive Summary and Section 4.0 will be shown in the Final EIR.

Responses to Comments

In accordance with Section 15088.5(f)(2) of the CEQA Guidelines, *"When an EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR.*

The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated."

The Holly Sugar Sports Park Draft EIR was originally circulated for a 45-day public review and comment period between August 21, 2009 and October 15, 2009. The City of Tracy, acting as the lead agency for the project, formally requests that reviewers of the Recirculated Draft EIR limit their comments to the revised portions of the Recirculated Draft EIR. The Final EIR, which will be prepared after the public review period for the Recirculated Draft EIR, will include responses to comments received on all sections of the original Draft EIR, and responses to comments received on the Recirculated Draft EIR that relate to the portions that were revised.

Document Availability

The recirculated portion of the Draft EIR, the previously-circulated Draft EIR, and supporting documents may be purchased for the cost of reproduction or reviewed at the City of Tracy's Department of Development and Engineering Services, 333 Civic Center Plaza, Tracy, CA 95376. Documents may be viewed online through the City of Tracy's website at: www.ci.tracy.ca.us/departments/des/planning/.

Summary of Changes

The analysis in Section 3.12 of the original Draft EIR for the Holly Sugar Sports Park project incorrectly identified the existing lane configuration of the Westbound (WB) I-205 offramp at Tracy Boulevard. This error resulted in an incorrect significance determination at the intersections of the Westbound I-205 offramp at Tracy Boulevard under Near-Term (2015) and the Westbound and Eastbound 1-205 offramp intersections with Tracy Boulevard under Cumulative (2030) conditions. The revised analysis determines that the proposed project would result in Significant and Unavoidable impacts to these intersections. This change in impact determination resulted in the need for minor changes to the Executive Summary, and Section 4.0, Other CEQA Required Topics, of the Draft EIR. The Recirculated Draft EIR also includes Revised Synchro calculation worksheets from the Traffic Study (Appendix H of the original Draft EIR). The revised Synchro calculation worksheets are attached as an electronic CD appendix to this Recirculated Draft EIR.

The following pages include new text, which is shown in underline format. Deleted text is shown in ~~strikethrough~~ format.

Scott C Claar

Scott Claar, Associate Planner
City of Tracy Department of Development
and Engineering Services

December 16, 2009
Date of Draft Report

Table 3.12-4
Existing Peak Hour Intersection Levels of Service

	Intersection	Control[1]	Peak Hour	Delay (in seconds)[2]	LOS	LOS Standard
1.	Larch Road/Corral Hollow Road	SSSC	PM SAT	7 (14) 6 (11)	A (B) A (B)	D
2.	West Valley Mall/Corral Hollow Road	Signal	PM SAT	13 16	B B	D
3.	Grant Line Road/Corral Hollow Road	Signal	PM SAT	48 29	D C	D
4.	Larch Road/Tracy Boulevard	AWS	PM SAT	12 10	B B	D
5.	I-205 Westbound Ramps/Tracy Boulevard	Signal	PM SAT	20~~16~~ 21~~18~~	B C~~B~~	D
6.	I-205 Eastbound Ramps/Tracy Boulevard	Signal	PM SAT	12~~10~~ 13~~20~~	B~~A~~ B	D
7.	Grant Line Road/Tracy Boulevard	Signal	PM SAT	**38** **36**	**D** **D**	C
8.	Larch Road/Holly Drive	SSSC	PM SAT	6 (11) 6 (10)	A (B) A (A)	D
9.	Grant Line Road/Holly Drive	Signal	PM SAT	18 16	B B	C
10.	Eleventh Street/Corral Hollow Road	Signal	PM SAT	**40** **38**	**D** **D**	C
11.	Eleventh Street/Tracy Boulevard	Signal	PM SAT	**36** 24	**D** C	C
12.	Eleventh Street/Holly Drive	Signal	PM SAT	26 16	C B	C

Note: Results in **bold** represent unacceptable levels of service.

1. Signal = signalized intersection, SSSC = side street stop controlled intersection, AWSC = all-way stop-controlled intersection
2. For side-street stop-controlled intersections, delay is reported as: Intersection average (worst case approach).

Source: Fehr & Peers, 2009.

EXISTING PEAK HOUR TRAFFIC SIGNAL WARRANTS

To assess consideration for signalization of stop-controlled intersections, the *Manual of Uniform Traffic Control Devices* (MUTCD) (Federal Highway Administration, 2000), presents eight signal warrants. Generally, meeting one of the signal warrants could justify signalization of an intersection. However, an evaluation of all applicable warrants should be conducted and additional factors (e.g., congestion, approach conditions, driver confusion) should be considered before the decision to install a signal is made. The peak hour volume warrant (Warrant 3) for rural conditions was evaluated using the available data. The results of the traffic signal warrant analysis

Based on the trip generation and distribution assumptions, trips expected to be generated by the Project under Near-term Conditions were assigned through the study intersections. The near-term project peak hour trip assignment for each study intersection is shown on Figure 3.12-7. Near-Term Plus Project peak hour traffic forecasts were developed by adding the assigned project trips at each study intersection to the Near-Term No Project forecasts. Near-Term Plus Project peak hour traffic forecasts are shown on Figure 3.12-10

Analysis of Near-Term (2015) Conditions

The Near-Term (2015) Conditions analysis was performed using the same methodologies discussed previously.

INTERSECTION OPERATIONS

The Near-Term intersection analysis results are presented in Table 3.12-10. As shown, all study intersections are projected to operate at acceptable service levels under the near-term no project scenario except the following:

- Grant Line Road/Tracy Boulevard operates at LOS D during the PM and Saturday peak hours
- Eleventh Street/Corral Hollow Road operates at LOS D during the PM and Saturday peak hours
- Eleventh Street/Tracy Boulevard operates at LOS D during the PM peak hour

With the addition of project traffic, the following intersections operate unacceptably in addition to the three intersections mentioned above:

- Larch Road/Corral Hollow Road operates unacceptably with 43 seconds of average delay (LOS E) on the westbound approach during the Saturday peak hour
- Larch Road/Tracy Boulevard operates at LOS F during the Saturday peak hour
- I-205 Westbound Ramps/Tracy Boulevard operates at LOS F during the Saturday peak hour

The project driveways are projected to operate at good levels with stop sign control under Near-term Conditions. The LOS calculation worksheets for the Near-Term No Project and Plus Project scenarios are provided in Appendix H.

Table 3.12-10
Near-Term (2015) Peak Hour Intersection Levels of Service

Intersection		Control[1]	Peak Hour	No Project		Plus Project	
				Delay [2] (in seconds)	LOS	Delay [2] (in seconds)	LOS
1.	Larch Road/Corral Hollow Road	SSSC	PM SAT	8 (15) 7 (12)	A (C) A (B)	8 (18) 22 **(43)**	A (C) C **(E)**
2.	West Valley Mall/Corral Hollow Road	Signal	PM SAT	13 17	B B	14 18	B B
3.	Grant Line Road/Corral Hollow Road	Signal	PM SAT	52 31	D C	52 32	D C
4.	Larch Road/Tracy Boulevard	AWS	PM SAT	13 11	B B	17 **>50**	C **F**
5.	I-205 Westbound Ramps/Tracy Boulevard	Signal	PM SAT	21~~017~~ 21~~17~~	C~~B~~ C~~B~~	21~~17~~ **>100**~~53~~	C~~B~~ **F**~~D~~
6.	I-205 Eastbound Ramps/Tracy Boulevard	Signal	PM SAT	12~~10~~ 13~~20~~	B~~A~~ B	12~~0~~ 37~~25~~	B D~~C~~
7.	Grant Line Road/Tracy Boulevard	Signal	PM SAT	**39** **37**	**D** **D**	**40** **37**	**D** **D**
8.	Larch Road/Holly Drive	SSSC	PM SAT	7 (11) 6 (10)	A (B) A (B)	7 (12) 7 (11)	A (B) A (B)
9.	Grant Line Road/Holly Drive	Signal	PM SAT	19 16	B B	20 17	C B
10.	Eleventh Street/Corral Hollow Road	Signal	PM SAT	**41** **43**	**D** **D**	**41** **45**	**D** **D**
11.	Eleventh Street/Tracy Boulevard	Signal	PM SAT	**36** 24	**D** C	**36** 25	**D** C
12.	Eleventh Street/Holly Drive	Signal	PM SAT	27 17	C B	27 19	C B
13.	Project Driveway/Tracy Boulevard	SSSC	PM SAT	n/a	--	4 (9) 10 (12)	A (A) A (B)
14.	Project Driveway/Corral Hollow Road	SSSC	PM SAT	n/a	--	1 (10) 3 (14)	A (B) A (B)

Note: Results in **bold** represent unacceptable levels of service.

1. Signal = signalized intersection, SSSC = side street stop controlled intersection, AWSC = all-way stop-controlled intersection
2. For side-street stop-controlled intersections, delay is reported as: Intersection average (worst case approach).

Source: Fehr & Peers, 2009.

measures is beyond the control of the City of Tracy, this impact is considered to be **significant and unavoidable**.

Impact 3.12-3: Project implementation would result in unacceptable levels of service at the intersection of I-205 Westbound Ramps/Tracy Boulevard (Intersection #5) (Significant and Unavoidable)

The addition of project traffic would cause the intersection of I-205 Westbound Ramps/Tracy Boulevard to degrade from LOS C to LOS F during the Saturday peak hour. This is a **significant impact.**

MITIGATION MEASURES

***Mitigation Measure 3.12-3**: The following mitigation measures would improve operations at the I-205 westbound Ramps/Tracy Boulevard intersection to an acceptable level:*

- *Widen westbound approach to provide one shared through/right-turn/left-turn lane and one right-turn lane.*
- *Optimize signal timings.*

SIGNIFICANCE AFTER MITIGATION

The study intersection is under the exclusive jurisdiction of Caltrans (Streets and Highways Code, Section 90). As such, the City intends on making a finding that these mitigation measures can and should be adopted by Caltrans. Additionally, the City is not aware of any plan, enforceable by the City, that would insure funding of these mitigation measures. Therefore, this impact is considered to be significant and unavoidable.

previously in this section were used to assign the trips generated by 11 soccer fields (or 11 baseball/softball fields) throughout the study intersections.

Table 3.12-13
Phasing Analysis Trip Generation

Individual Use	Amount	Saturday[1]		
		In	Out	Total
Soccer Season	11 Fields	352	352	704
Baseball/Softball Season	11 Fields	352	352	704
Football Season	4 Fields	256	256	512

Notes:
1. Refer to Appendix E for trip generation rates and assumptions

Source: *Trip Generation (8th Edition),* ITE, 2008; and Fehr & Peers, 2009.

Intersection LOS results for the project trips generated by building up to 11 soccer fields, 11 baseball and softball fields, and 4 football fields are shown in Table 3.12-13.

Table 3.12-14
Phasing Analysis Peak Hour Intersection Levels of Service

Intersection		Control[1]	Peak Hour	Delay [2] (in seconds)	LOS
1.	Larch Road/Corral Hollow Road	SSSC	SAT	7 (14)	A (B)
2.	West Valley Mall/Corral Hollow Road	Signal	SAT	18	B
3.	Grant Line Road/Corral Hollow Road	Signal	SAT	32	C
4.	Larch Road/Tracy Boulevard	AWS	SAT	28	D
5.	I-205 Westbound Ramps/Tracy Boulevard	Signal	SAT	~~20~~32	D~~B~~
6.	I-205 Eastbound Ramps/Tracy Boulevard	Signal	SAT	20~~15~~	B~~B~~
7.	Grant Line Road/Tracy Boulevard	Signal	SAT	**37**	**D**
8.	Larch Road/Holly Drive	SSSC	SAT	6 (11)	A (B)
9.	Grant Line Road/Holly Drive	Signal	SAT	17	B
10.	Eleventh Street/Corral Hollow Road	Signal	SAT	**44**	**D**
11.	Eleventh Street/Tracy Boulevard	Signal	SAT	25	C
12.	Eleventh Street/Holly Drive	Signal	SAT	18	B
13.	Project Driveway/Tracy Boulevard	SSSC	SAT	7 (12)	A (B)

Note: Results in **bold** represent unacceptable levels of service.
1. Signal = signalized intersection, SSSC = side street stop controlled intersection, AWSC = all-way stop-controlled intersection
2. For side-street stop-controlled intersections, delay is reported as: Intersection average (worst case approach).

Source: Fehr & Peers, 2009.

turning movement and freeway volumes were developed using the three-step process used for the Near-Term No Project forecasts. Cumulative No Project forecasts are shown on Figure 3.12-12.

CUMULATIVE PLUS PROJECT TRAFFIC

Based on the trip generation and distribution assumptions, trips expected to be generated by the Project under Cumulative Conditions were assigned through the study intersections. The cumulative project peak hour trip assignment for each study intersection is shown on Figure 3.12-8. Cumulative Plus Project peak hour traffic forecasts were developed by adding the assigned project trips at each study intersection to the Cumulative No Project forecasts. Cumulative Plus Project peak hour traffic forecasts are shown on Figure 3.12-13.

Analysis of Cumulative (2030) Conditions

The intersection and freeway segment operation analyses for Cumulative (2030) Conditions were performed using the same methodologies discussed previously.

INTERSECTION OPERATIONS

Cumulative intersection operations were evaluated using the lane configurations and traffic controls shown on Figure 3.12-11. The cumulative intersection analysis results are presented in Table 3.12-16. As shown, all study intersections are projected to operate at acceptable service levels under Cumulative No Project Conditions except the following:

- Larch Road/Corral Hollow Road operates at LOS F during the PM and Saturday peak hours
- Larch Road/Tracy Boulevard operates at LOS F during the PM and Saturday peak hours
- I-205 Westbound Ramps/Tracy Boulevard operates at LOS F~~E~~ during the PM and Saturday peak hours
- I-205 Eastbound Ramps/Tracy Boulevard operates at LOS F during the PM and Saturday peak hours
- Grant Line Road/Tracy Boulevard operates at LOS D during the PM and Saturday peak hours
- Eleventh Street/Corral Hollow Road operates at LOS E during the PM and Saturday peak hours
- Eleventh Street/Tracy Boulevard operates at LOS E during the PM peak hour

With the addition of project traffic, the intersection of Larch Road/Holly Drive operates unacceptably in addition to the seven intersections mentioned above. Under Cumulative Plus Project Conditions, this intersection operates at an overall LOS E (and the eastbound approach operates at LOS F) during the PM and Saturday peak hours. The project driveways are projected to operate at good levels with stop sign control under Cumulative Conditions. The LOS calculation

worksheets for the Cumulative No Project and Cumulative Plus Project scenarios are provided in Appendix H.

Table 3.12-16
Cumulative (2030) Peak Hour Intersection Levels of Service

Intersection		Control[1]	Peak Hour	No Project		Plus Project	
				Delay [2] (in seconds)	LOS	Delay [2] (in seconds)	LOS
1.	Larch Road/Corral Hollow Road	SSSC	PM SAT	**>50 (>50)** **>50 (>50)**	**F (F)** **F (F)**	**>50 (>50)** **>50 (>50)**	**F (F)** **F (F)**
2.	West Valley Mall/Corral Hollow Road	Signal	PM SAT	20 29	B C	21 33	C C
3.	Grant Line Road/Corral Hollow Road	Signal	PM SAT	33 32	C C	33 34	C C
4.	Larch Road/Tracy Boulevard	AWS	PM SAT	**>50** **>50**	**F** **F**	**>50** **>50**	**F** **F**
5.	I-205 Westbound Ramps/Tracy Boulevard	Signal	PM SAT	**>100** **>100~~55~~** **~~64~~**	**F** **F~~E~~** **~~E~~**	**~~71~~>100** **>100**	**F~~E~~** **F**
6.	I-205 Eastbound Ramps/Tracy Boulevard	Signal	PM SAT	**>100** **>100**	**F** **F**	**>100** **>100**	**F** **F**
7.	Grant Line Road/Tracy Boulevard	Signal	PM SAT	**47** **44**	**D** **D**	**51** **46**	**D** **D**
8.	Larch Road/Holly Drive	SSSC	PM SAT	22 (28) 16 (20)	C (D) C (C)	**38 (>50)** **38 (>50)**	**E (F)** **E (F)**
9.	Grant Line Road/Holly Drive	Signal	PM SAT	26 22	C C	27 23	C C
10.	Eleventh Street/Corral Hollow Road	Signal	PM SAT	**59** **61**	**E** **E**	**60** **65**	**E** **E**
11.	Eleventh Street/Tracy Boulevard	Signal	PM SAT	**56** 32	**E** C	**58** 33	**E** C
12.	Eleventh Street/Holly Drive	Signal	PM SAT	29 21	C C	30 22	C C
13.	Project Driveway/Tracy Boulevard	SSSC	PM SAT	n/a	--	5 (10) 11 (14)	A (B) B (B)
14.	Project Driveway/Corral Hollow Road	SSSC	PM SAT	n/a	--	2 (11) 5 (21)	A (B) A (C)

Note: Results in **bold** represent unacceptable levels of service.

1. Signal = signalized intersection, SSSC = side street stop controlled intersection, AWSC = all-way stop-controlled intersection
2. For side-street stop-controlled intersections, delay is reported as: Intersection average (worst case approach).

Source: Fehr & Peers, 2009.

Table 3.12-18
Intersection Improvements to Support Cumulative Traffic Growth

Study Intersection	Added Signal?	Lane Geometry and Traffic Control Changes[1]
1. Larch Road/Corral Hollow Road	Yes	• _____ • Widen EB approach to provide 1 LT, 2 Thru, & 1 RT lane • Widen WB approach to provide 1 LT, 1 Thru, & 1 TR lane • Widen NB approach to provide 2 LT, 1 Thru, & 1 RT lane • Widen SB approach to provide 1 LT & 1 TR lane • Optimize signal timings
4. Larch Road/Tracy Boulevard	Yes	• Widen EB approach to provide 1 LT, 1 Thru, & 1 free RT • Widen WB approach to provide 1 LT and 1 TR lane • Widen NB approach to add a second LT lane • Optimize signal timings
5. I-205 WB Ramps/Tracy Boulevard	No (already signalized)	• Widen NB approach to add second LT lane • Widen WB approach to provide ~~1 LT,~~ 1 LTR~~,~~ & 1 RT lane • Optimize signal timings
6. I-205 EB Ramps/Tracy Boulevard	No (already signalized)	• Widen EB approach to provide 1 TL and 1 RT lane • Widen SB approach to add second LT lane • Optimize signal timings
7. Grant Line Rd/Tracy Boulevard	No (already signalized)	• Widen NB approach to add second LT lane • Widen SB approach to add second LT lane • Widen EB approach to provide 1 LT, 2 Thru, & 1 free RT lane
11. Eleventh Street/Tracy Boulevard[2]	No (already signalized)	• Convert SB RT lane from permitted to free • Convert EB RT lane from permitted to free • Optimize signal timings

Notes:
1. EB = Eastbound; WB = Westbound; NB = Northbound; SB = Southbound LT = Left-turn; RT = Right-turn; TR = Through-Right; TL = Through-Left; LTR = Left-Through-Right
2. Improvements listed only achieve LOS D operations. At-grade intersection improvements resulting in LOS C operations are not feasible due to physical constraints that preclude it from further widening. The required Cumulative configuration of this intersection to operate at an acceptable LOS C is a grade-separated urban interchange.

Source: Fehr & Peers, 2009

However, the County of San Joaquin would need to approve the design and construction of proposed intersection improvements.

If the County approves the proposed improvements identified above, then this would be a less than significant impact. The intersection would operate at LOS C with 28 seconds of average delay during the PM peak hour and at LOS D with 51 seconds of average delay during the Saturday peak hour. However, at the time of preparation of this EIR, it is not known if the County would approve the intersection improvements identified above. Due to the fact that implementation of these measures is beyond the control of the City of Tracy, this impact is considered to be **significant and unavoidable**.

Impact 3.12-8~~7~~: Under cumulative conditions project implementation would contribute to unacceptable levels of service at the intersection of I-205 Westbound Ramps/Tracy Boulevard (Intersection #5) (~~Less than Significant with Mitigation~~Significant and Unavoidable)

The intersection of I-205 westbound Ramps/Tracy Boulevard would operate at LOS F~~E~~ during the PM and Saturday peak hour under Cumulative No Project ~~Conditions. With the addition of project traffic, the intersection would continue to operate at LOS E during the PM peak hour and would degrade to LOS F during th Saturday peak hour.~~ and Cumulative Plus Project Conditions. This is a **significant impact** because the project would increase the average intersection control delay by more than four seconds during the PM and Saturday peak hours.

MITIGATION MEASURES

Mitigation Measure 3.12-8~~7~~: *The following mitigation measures would improve operations at the I-205 westbound Ramps/Tracy Boulevard intersection to an acceptable level:*

- *Widen northbound approach to provide a second left-turn lane.*
- *Widen westbound approach to provide ~~one left-turn lane,~~ one shared through/left-turn lane~~,~~ and one free right-turn lane with a receiving/acceleration lane greater than 100 feet in length on northbound Tracy Boulevard.*
- *Optimize signal timings.*

SIGNIFICANCE AFTER MITIGATION

The study intersection is under the exclusive jurisdiction of Caltrans (Streets and Highways Code, Section 90). As such, the City intends on making a finding that these mitigation measures can and should be adopted by Caltrans. Additionally, the City is not aware of any plan, enforceable by the City, that would insure funding of these mitigation measures. Therefore, this impact is considered to be significant and unavoidable.

Impact 3.12-98: Under cumulative conditions project implementation would contribute to unacceptable levels of service at the I-205 Eastbound Ramps/Tracy Boulevard (Intersection #6) (~~Less than Significant with Mitigation~~Significant and Unavoidable)

The intersection of I-205 eastbound Ramps/Tracy Boulevard would operate would operate at LOS F during the PM and Saturday peak hours under Cumulative No Project and Cumulative Plus Project Conditions. This is a **significant** impact because the project would increase the average intersection control delay by more than four seconds during the PM and Saturday peak hours.

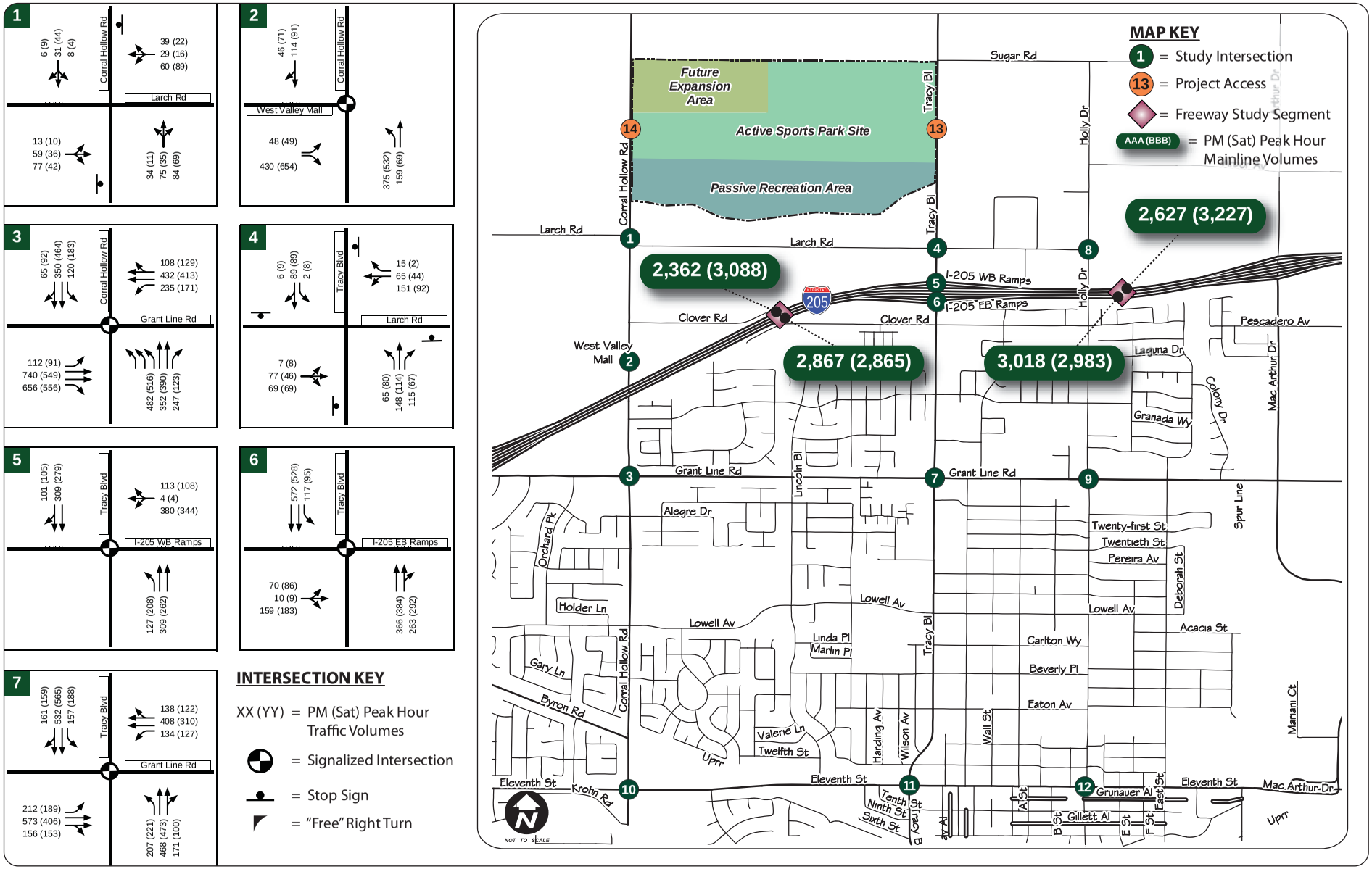
MITIGATION MEASURES

Mitigation Measure 3.12-98*: The following mitigation measures would improve operations at the I-205 eastbound Ramps/Tracy Boulevard intersection to an acceptable level:*

- *Widen northbound approach to provide two through lanes and a right-turn lane.*
- *Widen southbound approach to provide two through lanes and two left-turn lanes.*
- *Widen eastbound approach to provide one left-turn lane, one shared right-through lane, and one right-turn lane.*
- *Optimize signal timings.*

SIGNIFICANCE AFTER MITIGATION

The study intersection is under the exclusive jurisdiction of Caltrans (Streets and Highways Code, Section 90). As such, the City intends on making a finding that these mitigation measures can and should be adopted by Caltrans. Additionally, the City is not aware of any plan, enforceable by the City, that would insure funding of these mitigation measures. Therefore, this impact is considered to be significant and unavoidable.



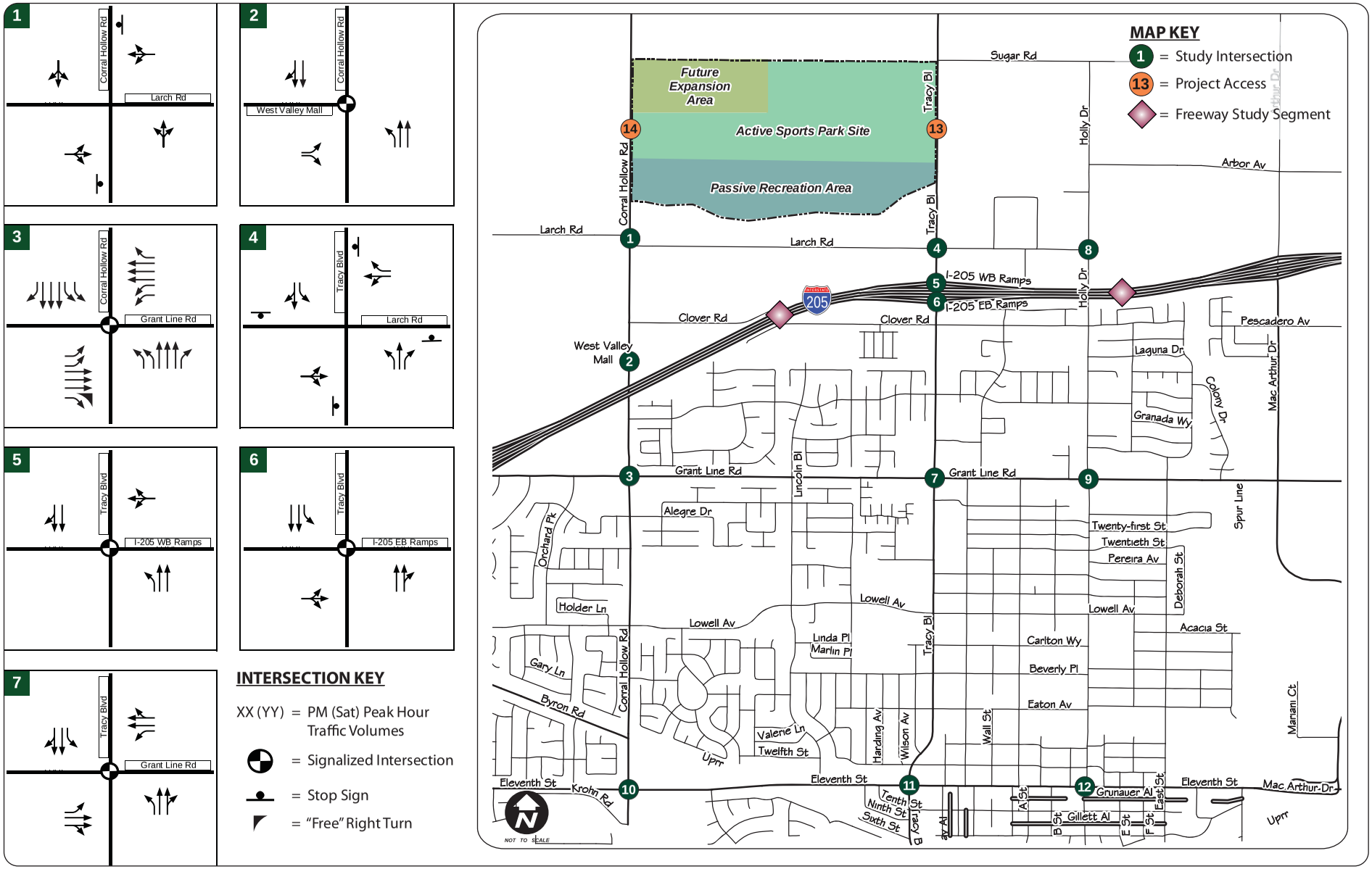
Holly Sugar Sports Park EIR

FEHR & PEERS
TRANSPORTATION CONSULTANTS

December 2009
Graphics\Report Graphics\WC08-2605_2-4A

EXISTING PEAK HOUR TRAFFIC VOLUMES AND INTERSECTION LANE CONFIGURATIONS

FIGURE 3.12-1B



Holly Sugar Sports Park EIR

FEHR & PEERS
TRANSPORTATION CONSULTANTS

December 2009
Graphics\Report Graphics\WC08-2605_5-1A

CUMULATIVE (2030)
INTERSECTION LANE CONFIGURATIONS AND TRAFFIC CONTROLS

FIGURE 3.12-11A

City of Tracy
General Plan Amendment
Holly Sugar Sports Park
Application Number GPA10-0002

(1) The Introduction chapter of the General Plan at page I-8, third paragraph, is hereby amended to read as follows:

- **Holly Sugar.** In 2003, the City purchased the Holly Sugar property, consisting of approximately 1,200 acres, surrounding the former sugar beet processing plant. Whereas only a portion of this property was previously in the SOI, the entirety is now included in the SOI. Approximately 300 acres are designated as Park. The other approximately 900 acres are ~~It is~~ designated as Agriculture with provisions to allow for the land application of treated effluent, ~~and~~ effluent cooling, and public facilities uses. The portion of the Holly Sugar property being added to the SOI in this General Plan consists of approximately 350 acres.

---

(2) The Land Use Element of the General Plan at page 2-14, Table 2-2, is hereby amended to read as follows:

Table 2-2 General Plan Land Use Designations

Land Use Designation	City Limits (acres)	SOI (acres)	Total
Park	558~~260~~	200	758~~460~~
Agriculture	-	932~~1,230~~	932~~1,230~~

Note: The above changes to Table 2-2 show only the rows of the Table to be amended. All other portions of Table 2-2 are to remain the same as existing.

---

(3) Subsection 7, "Holly Sugar Agricultural Area", of Section D, "Areas of Special Consideration", of the Land Use Element of the General Plan at pages 2-49 and 2-50 is hereby amended to read as follows:

7. Holly Sugar Agricultural Area

The Holly Sugar site was purchased by the City in 2003 and consists of approximately 1,200 acres. ~~The site was purchased for the land application of treated effluent, effluent cooling, and public facility uses.~~

7a. Approximately 300 acres are designated as Park. ~~Activities related to the application of treated effluent are allowed on this parcel.~~

7b. The other approximately 900 acres are designated as Agriculture with provisions to allow for the land application of treated effluent, effluent cooling, and public facilities uses. ~~Farming is allowed on the site.~~

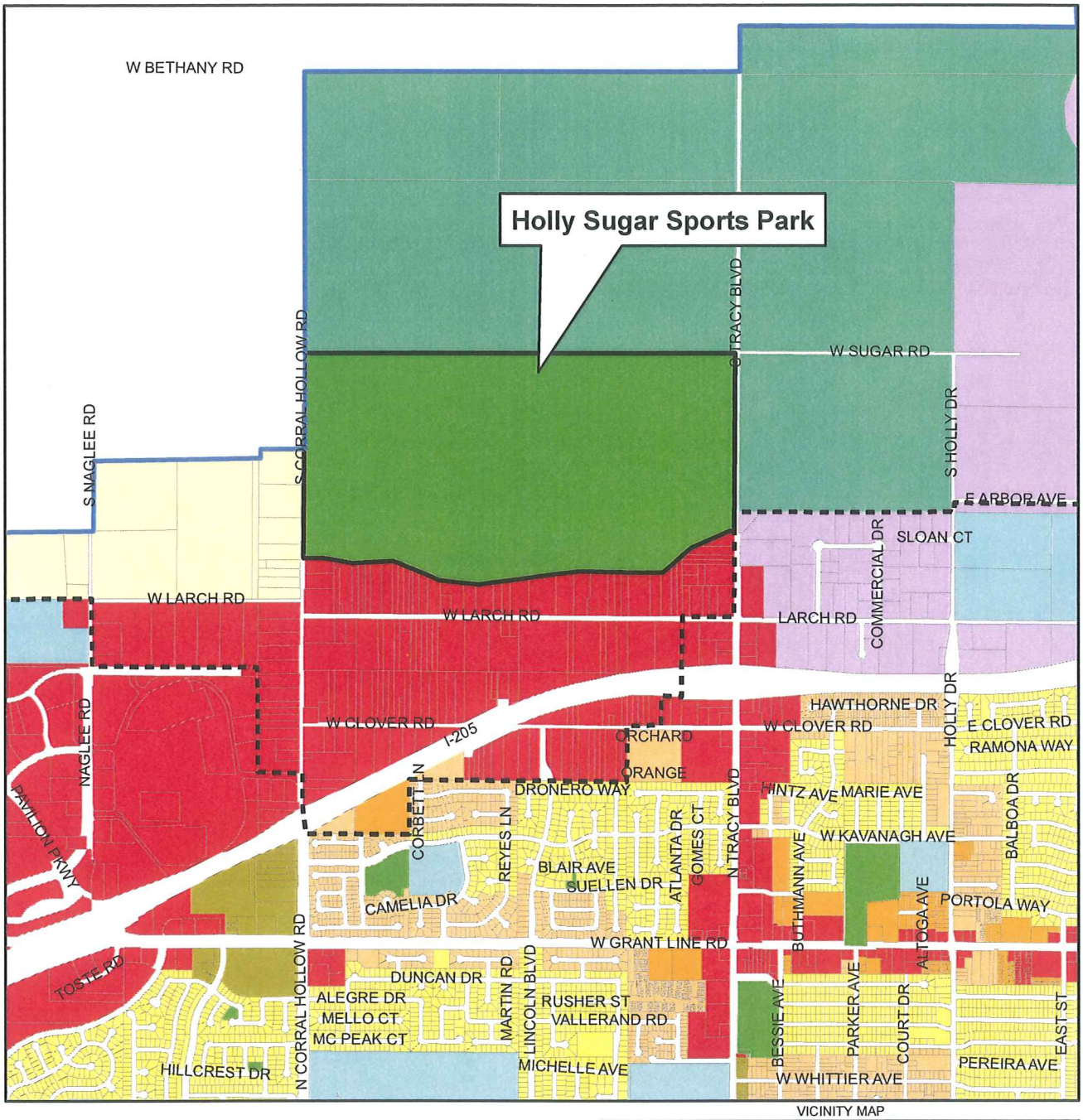
7c. The portion of the site with existing structures may be used for public facilities uses such as service yards.

7d. The City shall consider using part of this site as a publicly-accessible open space area, as long as public access does not negatively affect adjacent properties, such as levees that support farming operations.

7e. This site shall not be developed with commercial or residential uses.

---

(4) The Land Use Element of the General Plan at page 2-15, Figure 2-2, "General Plan Land Use Designations Map", is hereby amended to change the General Plan designation of the Holly Sugar Sports Park site from Agriculture to Park, as shown on the following page:



LEGEND

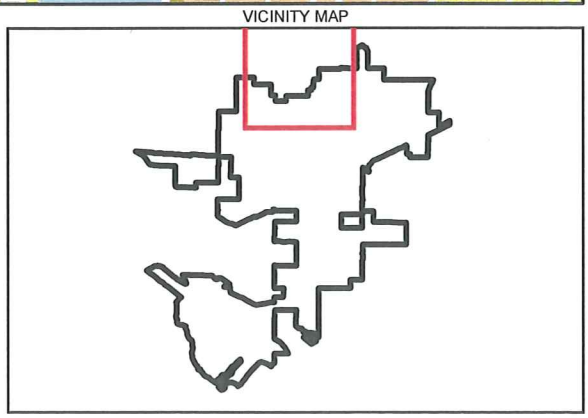
- City of Tracy
- Sphere of Influence
- Residential Very Low
- Residential Low
- Residential Medium
- Residential High
- Traditional Residential - Ellis
- Commercial
- Office
- Industrial
- Downtown
- Village Center
- Public Facilities
- Park
- Open Space
- Agriculture
- Aggregate
- Urban Reserve

N

0 0.25 0.5

Miles

VICINITY MAP



HOLLY SUGAR SPORTS PARK
Proposed Location

Draft: 6-03-10

ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY AMENDING ARTICLE 15 OF CHAPTER 10.08 OF TITLE 10 OF THE TRACY MUNICIPAL CODE TO ADD A NEW ZONING DISTRICT OF PARK AND TO ZONE THE HOLLY SUGAR SPORTS PARK SITE AS PARK

WHEREAS, On July 1, 2008, City Council selected the Holly Sugar site as the preferred location to address the community's needs for youth sports facilities; and

WHEREAS, The Holly Sugar Sports Park site is located on City-owned property between Tracy Boulevard and Corral Hollow Road, north of Larch Road, and south of Sugar Road, Assessor's Parcel Number 212-150-01; and

WHEREAS, The Holly Sugar Sports Park project consists of the construction and operation of an approximately 298-acre park, which would include an approximately 166-acre active sports park facility, approximately 86 acres of passive recreation area, and approximately 46 acres of future expansion area; and

WHEREAS, A General Plan Amendment (both to the text and the Land Use Designation Map) is necessary to change the General Plan designation of the Holly Sugar Sports Park site from Agriculture (Ag) to Park (P), Application Number GPA10-0002; and

WHEREAS, The City Council held a duly noticed public hearing to consider General Plan Amendment Application Number GPA10-0002 on _____, 2010, and adopted General Plan Amendment Application Number GPA10-0002 by Resolution No. _____; and

WHEREAS, The Holly Sugar Sports Park site is proposed to be annexed into the City of Tracy and prezoned as Park Zone (P); and

WHEREAS, A Zoning Ordinance Amendment is necessary to establish a Park (P) zone district and to apply it to the Holly Sugar Sports Park site on the Zoning Map, Application Number ZA10-0003; and

WHEREAS, The City Council held a duly noticed public hearing to consider the Final Environmental Impact Report ("FEIR") for the Holly Sugar Sports Park (SCH NO. 2008122103) on _____, 2010, and certified the FEIR for the Holly Sugar Sports Park (SCH No. 2008122103) by Resolution No. _____; and

WHEREAS, the Planning Commission considered this matter at a noticed public hearing held on _____ and recommended that City Council introduce the ordinance; and

WHEREAS, the City Council held a duly noticed public hearing to consider the ordinance on _____, 2010.

The Tracy City Council hereby ordains as follows:

SECTION 1: Article 15 of Chapter 10.08 of Title 10 of the Tracy Municipal Code is retitled and amended to read as follows:

"Article 15. Agricultural Zone (A) and Park Zone (P)

10.08.2010 Purpose (A).

The Agricultural (A) Zone classification is to provide for agricultural, farm, and accessory and service uses in locations having an agricultural designation on the General Plan Land Use Map. The A Zone may also be utilized in locations which have an ultimate urban use designation but will be best used for agricultural purposes until necessary urban services are available, and conversion to urban uses is timely and appropriate. (Prior code § 10-2.1500)

10.08.2020 Permitted Uses (A).

(a) The following uses shall be permitted in the A Zone:
- (1) Crop and tree farming;
- (2) Raising of large and small animals and fowl but not including:
  - (i) Over ten (10) swine;
  - (ii) Feed lots;
  - (iii) Commercial poultry and egg production; and
  - (iv) Dairies;
- (3) Residences for owners and employees; and
- (4) Accessory uses, buildings, and structures.

(b) The following conditional uses shall be permitted in the A Zone subject to the granting of a use permit as provided in Sections 10.08.4260 through 10.08.4420 of Article 34 of this chapter:
- (1) Labor camps and housing;
- (2) Roadside stands for the sale of agricultural products raised or produced on the premises;
- (3) Gas and oil wells;
- (4) Processing of agricultural products but not including animals or animal products;
- (5) Kennels, boarding kennels, and animal hospitals;
- (6) Uses excluded from subsection (2) of subsection (a) of this section; and
- (7) Public and quasi-public uses. (Prior code § 10-2.1501)

10.08.2030 Lot area and width (A).

The following lot area and width requirements shall apply in the A Zone:

(a) The minimum lot area shall be ten (10) acres.
(b) The minimum lot width shall be 300 feet. (Prior code § 10-2.1502)

10.08.2040 Minimum yards (A).

The following minimum yards shall be required in the A Zone:

(a) Front: Twenty-five (25') feet;
(b) Side: Ten (10') feet; and
(c) Rear: Ten (10') feet. (Prior code § 10-2.1503)

10.08.2050 Height (A).

There shall be no height limit in the A Zone. (Prior code § 10-2.1504)

10.08.2060 Off-street parking (A).

Off-street parking in the A Zone shall be provided as required by Article 26 of this chapter. (Prior code § 10-2.1505)

10.08.2070 Development review (A).

Development approval for all conditional uses in the A Zone shall be required as provided in Article 30 of this chapter. (Prior code § 10-2.1506)

10.08.2071 Purpose (P).

The Park (P) Zone is designed to provide for public parks of all sizes.

10.08.2072 Permitted Uses (P).

The following uses shall be permitted in the P Zone:

(a) Sports, recreational, cultural, entertainment and similar uses
(b) Renewable energy generation and public utilities
(c) Community gardens

10.08.2073 Development Standards (P).

All parks shall be designed and improved in accordance with the Parks Master Plan, the Parks and Streetscape Standard Plans, and any other program, project, or standards approved by the City Council.

10.08.2074 Development review (P).

Development review shall be in accordance with Article 30 of this chapter."

SECTION 2. The City of Tracy Zoning Map is amended to zone the Holly Sugar Sports Park site as Park (P), once the annexation of the property is approved by LAFCO.

SECTION 3. The City Council held a duly noticed public hearing to consider the Final Environmental Impact Report ("FEIR") for the Holly Sugar Sports Park (SCH NO. 2008122103) on _____, 2010, and certified the FEIR for the Holly Sugar Sports Park (SCH No. 2008122103) by Resolution No. _____. The FEIR was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA") and is incorporated herein by reference.

SECTION 4. This Ordinance shall take effect thirty (30) days after its final passage and adoption.

SECTION 5. This Ordinance shall be published once in a newspaper of general circulation within fifteen (15) days from and after its final passage and adoption.

* *

The foregoing Ordinance was introduced at a regular meeting of the Tracy City Council on the _____ day of _____, 2010, and finally adopted on the _____ day of _____, 2010, by the following vote:

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

_____
Mayor

ATTEST:

_____
City Clerk

June 9, 2010

RESOLUTION 2010-_____

RECOMMENDING THAT THE CITY COUNCIL
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT,
ADOPT FINDINGS OF FACT, A STATEMENT OF OVERRIDING CONSIDERATIONS
AND A MITIGATION MONITORING PROGRAM
FOR THE HOLLY SUGAR SPORTS PARK APPLICATION
APPLICATION NUMBERS GPA10-0002, ZA10-0003, and A/P09-0001

WHEREAS, The City of Tracy has identified the need to construct and maintain a new youth sports park facility; and

WHEREAS, On July 1, 2008 City staff presented four options for the location of a future youth sports park to the City Council; and

WHEREAS, On July 1, 2008 the City Council selected the Holly Sugar Site as the preferred location for the development of a youth sports park; and

WHEREAS, The City of Tracy is processing planning applications for approval of the Holly Sugar Sports Park Project, Applications (GPA10-0002, ZA10-0003, and A/P09-0001 hereinafter the "Project Applications"), and

WHEREAS, On December 29, 2008, the City distributed an Initial Study and Notice of Preparation ("NOP") for the proposed Project, and

WHEREAS, On August 31, 2009, an EIR (SCH No. 2008122103) for the Holly Sugar Sports Park Project was distributed, and

WHEREAS, Public meetings to receive comments on the Draft EIR were held on September 23, 2009 with the City of Tracy Planning Commission and on October 1, 2009 with the City of Tracy Parks and Community Services Commission, and

WHEREAS, the City received and evaluated comments from public agencies, utilities, and persons who reviewed the DEIR and has prepared responses to comments received during the public review period; and

WHEREAS, On December 16, 2009, a Recirculated Draft EIR (SCH No. 2008122103) for the Holly Sugar Sports Park Project was distributed, and

WHEREAS, the City received and evaluated comments from a public agency who reviewed the Recirculated DEIR and has prepared responses to comments received during the extended public review period; and

WHEREAS, consistent with the requirements of the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to outline the procedures for implementing all mitigation measures identified in the FEIR; and

WHEREAS, the City desires and intends to use the FEIR for the Holly Sugar Sports Park Project as the environmental document required by CEQA for each phase of discretionary action required for this Project by the City; and

WHEREAS, a Final Environmental Impact Report (FEIR) was prepared and published on June 3, 2010. The FEIR consists of a Draft Environmental Impact Report, a Recirculated Draft EIR, Response to Comments and appendices containing technical background studies. The Response to Comments document contains all written and verbal comments and recommendations received on the DEIR and Recirculated DEIR, either verbatim or in summary, and an inventory of agencies, organizations, special interest groups and persons commenting on the DEIR and Recirculated DEIR; and

WHEREAS, The EIR for the Holly Sugar Sports Park Project is based on the best data available; and

WHEREAS, The Final EIR is comprised of the Draft EIR and Recirculated Draft EIR, comments on the Draft EIR and Recirculated Draft EIR, responses to such comments, and revisions to the Draft EIR and Recirculated EIR in response to comments, and is therefore also referred to simply as the EIR, and

WHEREAS, The Planning Commission reviewed all evidence presented both orally and in writing and intends to make certain findings in compliance with CEQA, which are more fully set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Tracy does hereby recommend that the City Council certify the FEIR inclusive of the Errata presented in the FEIR, and approves the MMRP, based on findings contained set forth in this Resolution.

1. Certification

The Planning Commission certifies the following, based on substantial record evidence:

a. The Final EIR has been completed in compliance with the requirements of CEQA and the CEQA Guidelines (14 Cal. Code Regs. hereafter referred to as "Guidelines") (Guidelines, § 15090(a)(1).) as set forth in Exhibits "A" and "B".

b. The Final EIR was presented to the Planning Commission, which reviewed and considered the information contained in the Final EIR and the record thereof prior to taking action on the Project. (Guidelines, § 15090(a)(2).)

c. The Final EIR reflects the independent judgment and analysis of the Planning Commission. (Guidelines, § 15090(a)(3).)

2. Potentially Significant Impacts

a. The EIR identifies potentially significant environmental impacts of the Project that can be mitigated to a less-than-significant level. The Planning Commission makes the findings with respect to these significant impacts as set forth in Exhibit "A". (Pub. Resources Code, § 21081; Guidelines, § 15091.)

b. The EIR identifies potentially significant impacts that cannot be mitigated to a less-than-significant level and are thus considered significant and unavoidable. The Planning Commission makes the findings with respect to these significant and unavoidable impacts as set forth in Exhibit "A". (Pub. Resources Code, § 21081; Guidelines, § 15091.) For these impacts that

are identified as significant and unavoidable, the Planning Commission finds, based on substantial record evidence, that mitigation is infeasible because changes or alterations in the Project or other measures to mitigate these potentially significant impacts of the Project are within the responsibility and jurisdiction of another public agency, and/or that specific economic, legal, social, technological, or other considerations, make infeasible the mitigation measures that would avoid these impacts or reduce them to a less-than-significant level.

c. The Planning Commission finds that all other impacts identified in the EIR are less-than-significant without mitigation. Accordingly, further findings are not required for those impacts.

3. Alternatives

The EIR includes Project alternatives, including the mandatory No Project alternative, which the City evaluated during Project analysis and review and in the EIR. The Planning Commission finds these alternatives to be infeasible based on the findings as set forth in Exhibit "A". (Pub. Resources Code, § 21081; Guidelines, § 15091.)

4. Statement of Overriding Considerations

Based on substantial record evidence, the City finds that the adoption of all feasible mitigation measures will not avoid or reduce to a less-than-significant level all significant adverse environmental effects caused by the Project. However, the Planning Commission finds that the Project's benefits override and outweigh its unavoidable impacts on the environment as set forth in Exhibit "A". (Pub. Resources Code, § 21081(b); Guidelines, §§ 15043 and 15093.) Accordingly, the Planning Commission adopts a Statement of Overriding Considerations.

5. Mitigation Monitoring and Reporting Program

The Planning Commission adopts the Mitigation Monitoring and Reporting Program as set forth in Exhibit "B". (Pub. Resources Code, § 21081.6; Guidelines, 15097.)

6. Other Findings and Information

a. The Planning Commission finds that there has been no significant new information that has been obtained by the City or added to the EIR after public notice was given of the availability of the Draft EIR and Recirculated Draft EIR. This includes information showing that:

i. A new significant environmental impact would result from the Project or from a new mitigation measure proposed to be implemented;

ii. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;

iii. A feasible Project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the Project, but the Project's proponents decline to adopt it; or

iv. The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Therefore, the Planning Commission finds that it is not necessary to recirculate the Draft EIR for further public review and comment. (Pub. Resources Code, § 21166; Guidelines, § 15088.5.)

b. The record upon which all findings and determinations related to the Project and the EIR are based includes the following, all of which constitute substantial evidence:

i. The EIR, and all documents referenced in or relied upon by the EIR;

ii. All information (including written evidence and testimony) considered by City Staff and/or provided by City staff to the Planning Commission relating to the EIR or the proposed approvals for the Project;

iii. All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and sub-consultants who prepared the EIR, or incorporated into reports presented to City staff and/or to the Planning Commission;

iv. All information (including written evidence and testimony) presented to the City by other public agencies relating to the EIR or the Project;

v. All applications, letters, testimony and hearing presentations given by any of the Project sponsors or their consultants to the City in connection with the Project;

vi. All information (including written evidence and testimony) presented to the City by members of the public relating to the EIR or the Project;

vii. For documentary and information purposes, all City-adopted land use plans and ordinances, including, without limitation, general plans, specific plans, and ordinances, and all environmental impact reports and other CEQA documentation prepared in support of City's consideration and adoption of those regulations and policies;

viii. The Mitigation Monitoring and Reporting Program for the Project; and

ix. All other documents comprising the record of proceedings pursuant to Public Resources Code section 21167.6(e).

c. The findings contained in this Resolution are based upon substantial evidence in the entire record of City's proceedings relating to the Project. All the evidence supporting these findings was presented in a timely fashion, and early enough to allow adequate consideration by the City. Any information not presented directly to the Planning Commission is nonetheless considered to have been before the Planning Commission because that information contributed to City staff's consideration and presentation to Planning Commission of the Project and its environmental impacts, mitigation measures and alternatives. References to specific reports and specific pages of documents are not intended to identify those sources as the exclusive basis for the findings. Any reference to certain parts of the EIR set forth in these findings are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings. All findings made herein are based on substantial evidence in the record of these proceedings, whether or not that is expressly stated in the finding.

d. The custodian of the documents and other materials that constitute the record of proceedings on which the City's decision is based is the Director of Development and Engineering Services, or designee. Such documents and other materials are located at 333 Civic Center Plaza., Tracy, California 95376. (Pub. Resources Code, § 21081(a)(2); Guidelines, § 15091(e).)

7. Recommendation regarding Certification

Based on the above facts and findings, the Planning Commission recommends that the City Council of the City of Tracy certify the Holly Sugar Sports Park Project Environmental Impact Report as accurate and adequate. The Planning Commission further recommends that the City Council find that the FEIR was completed in compliance with CEQA and the State CEQA Guidelines. Furthermore, the Planning Commission recommends that the City Council direct the Development and Engineering Services Director to file a Notice of Determination (NOD) as required by CEQA and the State CEQA Guidelines.

The foregoing Resolution No. PC 2010-_____ was passed and adopted by the Planning Commission of the City of the Tracy on Wednesday, June 9, 2010, by following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

Exhibits: "A" - CEQA Findings of Fact and Statement of Overriding Considerations
"B" - Mitigation Monitoring and Reporting Program

FINDINGS OF FACT FOR THE CITY OF TRACY, HOLLY SUGAR SPORTS PARK PROJECT

REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Public Resources Code, Section 21000 et seq)

I INTRODUCTION

The California Environmental Quality Act (CEQA) requires the City of Tracy (City) as the CEQA lead agency to: 1) make written findings when it approves a project for which an environmental impact report (EIR) was certified, and 2) identify overriding considerations for significant and unavoidable impacts identified in the EIR.

These findings explain how the City, as the lead agency, approached the significant and potentially significant impacts identified in the environmental impact report (EIR) prepared for the Holly Sugar Sports Park project (Project). The statement of overriding considerations identifies economic, social, technological, and other benefits of the Project that override any significant environmental impacts that would result from the Project.

As required under CEQA, the Final EIR describes the Project, adverse environmental impacts of the project, and mitigation measures and alternatives that would substantially reduce or avoid those impacts. The information and conclusions contained in the EIR reflect the City's independent judgment regarding the potential adverse environmental impacts of the Project.

The Final EIR (which includes the Draft EIR, Recirculated Draft EIR, comments on the Draft EIR and Recirculated Draft EIR, responses to comments, and revisions to the Draft EIR) for the Project, examined several alternatives to the Project that were not chosen as part of the approved project (the No Project Alternative, Active Sports Park Only Alternative, and Alternative Location Alternative).

The Findings and Statement of Overriding Considerations set forth below ("Findings") are presented for adoption by the City Council, as the City's findings under the California Environmental Quality Act ("CEQA") (Pub. Resources Code, §21000 et seq.) and the CEQA Guidelines (Cal. Code Regs., title 14, § 15000 et seq.) relating to the Project. The Findings provide the written analysis and conclusions of this City Council regarding the Project's environmental impacts, mitigation measures, alternatives to the Project, and the overriding considerations, which in this City Council's view, justify approval of the Holly Sugar Sports Park Project, despite its environmental effects.

II. GENERAL FINDINGS AND OVERVIEW

Project Background

In late 2002, the City of Tracy and the Youth Sports Association of Tracy (YSAT) began meeting to identify a site to accommodate youth athletic facilities needed to serve the City's and surrounding communities' growing population. An inventory and analysis of current and expected youth sports participation, in conjunction with available sports facilities, was conducted by Beals Alliance, with the cooperation of YSAT. The analysis focused primarily on field sports, including baseball, softball, football, and soccer. See **Table 1** for the identified ball field needs for the City and YSAT (which includes the needs of the surrounding communities).

TABLE 1: IDENTIFIED BALL FIELD NEEDS FOR THE CITY OF TRACY AND YSAT

TYPE OF BALL FIELD	*NUMBER NEEDED*	*DIMENSIONS*
Baseball (90' basepads)	15	3 - 350' outfield 2 - 396' outfield
Baseball/softball (60' basepads)	32/11	18 - 200' outfield
Football	5	5 - 159' x 360'
Soccer (all sizes)	16	5 - 219' x 330' 4 - 150' x 240' 3 - 180' x 300' 4 - 120' x 210'
Total	**79**	

In 2005, a Draft EIR was prepared for the Tracy Youth Sports Facility project proposed on a 200-acre parcel at 15178 W. Schulte Road in Tracy. Since that time, the City Council has determined that the Schulte Road site is not the preferred location for the City's sports park. On June 17, 2008, City of Tracy staff presented the City Council with a comparative analysis of four long-term youth sports field options, as well as short-term options.

The following four long-term sites were analyzed and discussed:

1. Plan B Site- This site is located west of Corral Hollow Road, north of Valpico Road, west of the existing residential developments in the San Joaquin County area, and south of the Union Pacific Rail Road line running parallel to the old Schulte Road.

2. Holly Sugar Site- The 1,200 acre Holly Sugar site is located north of Larch Road developments between Corral Hollow Road and Tracy Boulevard and generally between Corral Hollow Road, Holly Road, and Sugar Cut, north of Arbor Road.

3. Alvarez Site- The Alvarez site is located within the Urban Reserve 1 (UR1) designation in the City's General Plan. The property is located outside the City's eastern boundary west of Chrisman Road and south of Eleventh Street.

4. Bright Site- This site is located south of the proposed Kimball High School on the east side of Lammers Road, between Eleventh Street and the proposed alignment of the Schulte Road expansion west of Corral Hollow Road.

The Holly Sugar Site was selected as the preferred location for the proposed sports park by the City Council and the Parks Commission for multiple reasons, including, but not limited to costs and timing associated with land acquisition and site development. The site is adequately sized to meet the long-term needs of the community, the site has room for expansion and future facility development, and the site is easily accessed from local and regional roadways.

PROCEDURAL BACKGROUND

The City of Tracy circulated a Notice of Preparation (NOP) of an EIR for the proposed project and an Initial Study on December 29, 2008 to trustee and responsible agencies, the State Clearinghouse, and the public. A public scoping meeting was held on January 15, 2009. Concerns raised in response to the NOP were considered during preparation of the Draft EIR.

The City of Tracy published a public Notice of Availability (NOA) for the Draft EIR on August 31, 2009, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2008122103) and the County Clerk, and was published in the Tracy Press pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from August 31 through October 15, 2009, and public meetings to receive comments on the Draft EIR were held on September 23, 2009 with the City of Tracy Planning Commission and on October 1, 2009 with the City of Tracy Parks and Community Services Commission. The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

In light of a comment letter received from Caltrans on the original Draft EIR, the City of Tracy determined that the preparation and public distribution of a Recirculated Draft EIR was required. In accordance with Section 15088.5 of the CEQA Guidelines, portions of Section 3.12, Transportation and Circulation, of the Draft EIR were recirculated for public review. A lead agency is required to recirculate an EIR when significant new information is added to the EIR after it is circulated for public review but before its certification.

"Significant new information" requiring recirculation includes a disclosure that a new significant environmental impact would result from the project. The analysis in Section 3.12 of the original Draft EIR for the Holly Sugar Sports Park project incorrectly identified the existing lane configuration of the Westbound (WB) I-205 offramp at Tracy Boulevard. This error resulted in an incorrect significance determination at the intersections of the Westbound I-205 offramp at Tracy Boulevard under Near-Term (2015) and the Westbound and Eastbound 1-205 offramp

intersections with Tracy Boulevard under cumulative (2030) conditions. The revised analysis determines that the proposed project would result in Significant and Unavoidable impacts to these intersections. This change in impact determination resulted in the need for minor changes to the Executive Summary, and Section 4.0, Other CEQA Required Topics, of the Draft EIR. The Recirculated Draft EIR also includes Revised Synchro calculation worksheets from the Traffic Study (Appendix H of the original Draft EIR).

The City of Tracy published a public Notice of Availability (NOA) for the Recirculated Draft EIR on December 16, 2009, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2008122103) and the County Clerk, and was published in the Tracy Press pursuant to the public noticing requirements of CEQA. The Recirculated Draft EIR was available for public review from December 16, 2009 through February 2, 2010.

The City of Tracy received four comment letters regarding the Draft EIR from public agencies, and two comment letters from private citizens. Oral comments were also received at the public meetings held on September 23, 2009 and October 1, 2009. These two public meetings included comments from members of the public and from the Planning Commission and Parks and Community Services Commission, respectively. Transcripts from the above-referenced public meetings are included in Section 2.0 of the Final EIR.

The City of Tracy received one comment letter from a public agency on the Recirculated Draft EIR. No additional comments on the Recirculated Draft EIR were received.

In accordance with CEQA Guidelines Section 15088, the Final EIR responds to the written and oral comments received on both the Draft EIR and the Recirculated Draft EIR, as required by CEQA. The Final EIR also contains minor edits to the Draft EIR, which are included in Section 3.0, Errata. This document, as well as the Draft EIR and Recirculated Draft EIR, as amended herein, constitute the Final EIR.

RECORD OF PROCEEDINGS AND CUSTODIAN OF RECORD

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City's findings and determinations consists of the following documents and testimony, at a minimum:

- The NOP, comments received on the NOP, and all other public notices issued by the City of Tracy in relation to the Holly Sugar Sports Park EIR (e.g., Notice of Availability).
- The City of Tracy Holly Sugar Sports Park Draft EIR, Recirculated Draft EIR and Final EIR, including comment letters, and technical materials cited in the documents.
- All non-draft and/or non-confidential reports and memoranda prepared by the City of Tracy and consultants in relation to the EIR.
- Minutes and transcripts of the discussions regarding the Project and/or Project components at public hearings held by the City.
- Staff reports associated with City Council, Planning Commission, and Park and Community Services Commission meetings on the Project.

- Those categories of materials identified in Public Resources Code Section 21167.6.

The City Clerk is the custodian of the administrative record. The documents and materials that constitute the administrative record are available for review at the City of Tracy City Hall, at 333 Civic Center Plaza, Tracy, CA 95376.

CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

In adopting these Findings, this City Council finds that the Final EIR was presented to this Council, the decision-making body of the lead agency, which reviewed and considered the information in the Final EIR prior to approving the Holly Sugar Sports Park Project. By these findings, this City Council ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the Final EIR. The City Council finds that the Final EIR was completed in compliance with the California Environmental Quality Act. The Final EIR represents the independent judgment and analysis of the City of Tracy.

SEVERABILITY

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Holly Sugar Sports Park Project, shall continue in full force and effect unless amended or modified by the City of Tracy.

III. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS

A. AESTHETICS

1. PROJECT IMPLEMENTATION MAY RESULT IN SUBSTANTIAL ADVERSE EFFECTS ON SCENIC VISTAS AND RESOURCES OR SUBSTANTIAL DEGRADATION OF VISUAL CHARACTER (EIR IMPACT 3.1-1)

(a) Potential Impact. The potential for the Project to affect scenic vistas and resources, and degrade the visual character of the area is discussed at pages 3.1-4 and 3.1-5 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.1-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of Mitigation Measure 3.1-1 would reduce the visual impacts of the project by shielding parking

and maintenance areas from the surrounding public roadways. However, as this project would irreversibly change the visual character of the land from an agricultural use to a parks use, and the Project cannot be designed to avoid or reduce impacts to scenic resources to a level that is less than significant. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with impacts to scenic resources and visual character, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

2. PROJECT IMPLEMENTATION MAY RESULT IN LIGHT AND GLARE IMPACTS (EIR IMPACT 3.1-2)

(a) Potential Impact. The potential for the Project to result in light and glare impacts is discussed at pages 3.1-5 and 3.1-6 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.1-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of Mitigation Measure 3.1-2 would reduce the light and glare impacts of the project by requiring the preparation of a Lighting Plan, which shall demonstrate that the stadium and field lighting systems have been designed to minimize light spillage onto adjacent properties to the greatest extent feasible. However, as this project would still contribute increased ambient nighttime lighting to the project area, and the Project cannot be designed to avoid or fully reduce this impact to a level that is less than significant. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with impacts to nighttime lighting, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

3. CUMULATIVE DEGRADATION OF THE EXISTING VISUAL CHARACTER OF THE REGION (EIR IMPACT 4.1)

(a) Potential Impact. The potential for the Project to have a considerable contribution to the cumulative degradation to visual character is discussed at pages 4.0-4 and 4.0-5 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.1-1, 3.1-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of mitigation measures 3.1-1 and 3.1-2 require the Project to be designed to reduce the visual impacts of the project by shielding parking and maintenance areas from the surrounding public roadways, and preparing a lighting plan to reduce significant increases in nighttime lighting and glare. However, even with implementation of adopted policies and regulations and the mitigation measures proposed in the EIR, the proposed project has the potential to considerably contribute to permanent changes in visual character, conversion of existing visual character, and increased lighting. No feasible mitigation is available to fully reduce the cumulative effect on visual character, or to mitigate the proposed project's contribution to a less-than-considerable level. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with cumulative impacts to aesthetics and visual character, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

B. AGRICULTURAL RESOURCES

1. PROJECT IMPLEMENTATION WOULD RESULT IN THE CONVERSION OF FARMLANDS, INCLUDING PRIME FARMLAND, UNIQUE FARMLAND, AND FARMLAND OF STATEWIDE IMPORTANCE, TO NON-AGRICULTURAL USES (EIR IMPACT 3.2-1)

(a) Potential Impact. The potential for the Project to result in the conversion of farmlands, including important farmlands, to nonagricultural uses is discussed at pages 3.2-6 and 3.2-7 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.2-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of mitigation measure 3.2-1 would require the City to pay the appropriate Agricultural Mitigation Fee to offset the loss of farmland, as specified in Chapter 13.28 of the

Tracy Municipal Code in order to off-set the impact associated with the conversion of unique farmlands. While Mitigation Measure 3.2-1 would result in protection or improvement of comparable farmlands, the potential remains for a net reduction, albeit small when compared to the overall amount of farmland in the County, in the amount of important, unique and/or significant farmlands in San Joaquin County as a result of the Project. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with impacts to important or unique farmlands, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

2. CUMULATIVE IMPACT ON AGRICULTURAL LAND AND USES (EIR IMPACT 4.2)

(a) Potential Impact. The potential for the Project to result in the conversion of farmlands, including unique farmlands, and land currently in active agricultural production to nonagricultural uses is discussed at pages 4.0-5 and 4.0-6 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.2-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of mitigation measure 3.2-1 would require the City to pay the appropriate Agricultural Mitigation Fee to offset the loss of Unique Farmland, as specified in Chapter 13.28 of the Tracy Municipal Code in order to off-set the impact associated with the conversion of unique farmlands. While Mitigation Measure 3.2-1 would result in protection or improvement of comparable farmlands, the potential remains for a net reduction, albeit small when compared to the overall amount of farmland in the County, in the amount of important, unique and/or significant farmlands in San Joaquin County as a result of the Project. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with cumulative impacts on agricultural land and uses, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

C. AIR QUALITY AND CLIMATE CHANGE

1. PROJECT IMPLEMENTATION COULD RESULT IN CUMULATIVE EFFECTS ON CLIMATE CHANGE AND GLOBAL WARMING (EIR IMPACT 3.3-6 AND 4.4)

(a) Potential Impact. The potential for the Project to impact climate change and greenhouse gas levels is discussed at pages 3.3-30 through 3.3-33 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measure 3.3-4.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of mitigation measures 3.3-4 would require the City to periodically assess the demand for bus services to the project site, and to install as bus stop at the site when bus service is deemed necessary. This measure would reduce the total vehicle miles travelled to the site by providing for alternative modes of transportation to the site. Additionally, the project is subject to the requirements of SJVAPCD Rule 9510 and MM 3.3-3, which would result in the development of a plan and/or the payment of in-lieu fees to reduce operational emissions of ROG, NOx and PM10. While CO2 is a separate type of emission from those regulated and mitigated under Rule 9510, the implementation of the requirements of MM 3.3-3 would also result in a reduction of CO2 emissions from project operation.

While these mitigation measures would increase access to alternative modes of transportation to the site, the Project would result in an overall increase in greenhouse gas emissions associated with increased in vehicle miles travelled. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with impacts to climate change and greenhouse gases, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

D. NOISE

1. NOISE ASSOCIATED WITH THE PROPOSED ONSITE RECREATIONAL USES WOULD EXCEED APPLICABLE NOISE STANDARDS AT NEARBY RESIDENTIAL LAND USES (EIR IMPACT 3.10-2)

(a) Potential Impact. The potential for the Project to result in significant noise impacts from on-site activities is discussed at pages 3.10-17 through 3.10-26 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.10-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of mitigation measure 3.10-2 would require that an acoustical assessment be prepared to identify noise-reduction measures necessary to reduce noise impacts at nearby noise-sensitive land uses. Restrictions on hours of use for onsite exterior recreational facilities and landscape maintenance activities would reduce potential levels of annoyance and activity interference at nearby noise-sensitive land uses. However, even with implementation of available mitigation measures, noise levels associated with some onsite land uses, such as the proposed stadium, would still be anticipated to result in a significant increase in ambient noise levels that would exceed the City's noise standard of 55 dBA L_{eq} at the nearest noise-sensitive land uses. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with construction noise, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

2. IMPLEMENTATION OF THE PROPOSED PROJECT WOULD RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC NOISE LEVELS (EIR IMPACT 3.10-3)

(a) Potential Impact. The potential for the Project to result in a significant increase in traffic noise levels is discussed at pages 3.10-26 through 3.10-28 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.10-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of mitigation measure 3.10-2 would place restrictions on hours of use for the sports park, which would limit vehicle traffic travelling to and from the site to the hours of 7:00 a.m. and 10:00 p.m. With implementation of this measure, increases in vehicle traffic and associated noise levels along primarily affected roadway segments would be limited to the daytime hours, which would reduce potential levels of annoyance and sleep disruption to occupants of nearby residential land uses. However, significant increases in ambient noise levels at receptors located along primarily affected roadway segments would still be anticipated to occur. Because access to

noise-sensitive land uses located adjacent to N. Tracy Boulevard would need to be maintained from this same roadway segment, construction of a sound barrier along this roadway segment would not be practical. No additional mitigation measures have been identified that would reduce this impact to a less-than-significant level. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with noise impacts to sensitive resources, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

3. IMPLEMENTATION OF THE PROPOSED PROJECT WOULD RESULT IN A SIGNIFICANT CONTRIBUTION TO CUMULATIVE NOISE LEVELS AT NEARBY LAND USES (EIR IMPACT 3.10-6 AND 4.10)

(a) Potential Impact. The potential for the Project to expose noise-sensitive land uses to excessive noise levels or substantial increases in noise is discussed at pages 3.10-31 through 3.10-33 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.10-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Effects of Mitigation and Remaining Impacts. Implementation of mitigation measure 3.10-2 would require that an acoustical assessment be prepared to identify noise-reduction measures necessary to reduce noise impacts at nearby noise-sensitive land uses. Restrictions on hours of use for onsite exterior recreational facilities and landscape maintenance activities would reduce potential levels of annoyance and activity interference at nearby noise-sensitive land uses. However, even with implementation of available mitigation measures, noise levels associated with some onsite land uses, such as the proposed stadium, would still be anticipated to result in a significant increase in ambient noise levels that would exceed the City's noise standard of 55 dBA L_{eq} at the nearest noise-sensitive land uses. Implementation of mitigation measure 3.10-2 would place restrictions on hours of use for the sports park, which would limit vehicle traffic travelling to and from the site to the hours of 7:00 a.m. and 10:00 p.m. With implementation of this measure, increases in vehicle traffic and associated noise levels along primarily affected roadway segments would be limited to the daytime hours, which would reduce potential levels of annoyance and sleep disruption to occupants of nearby residential land uses. However, significant increases in ambient noise levels at receptors located along primarily affected roadway segments would still be

anticipated to occur. Because access to noise-sensitive land uses located adjacent to N. Tracy Boulevard would need to be maintained from this same roadway segment, construction of a sound barrier along this roadway segment would not be practical. No additional mitigation measures have been identified that would reduce this impact to a less-than-significant level. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with noise impacts to sensitive resources, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

E. TRANSPORTATION AND CIRCULATION

1. PROJECT IMPLEMENTATION WOULD RESULT IN UNACCEPTABLE LEVELS OF SERVICE AT THE INTERSECTION OF I-205 WESTBOUND RAMPS/TRACY BOULEVARD (INTERSECTION #5) (EIR IMPACT 3.12-3)

(a) Potential Impact. The potential for the Project to result in unacceptable levels of service at the intersection of I-205 Westbound Ramps/Tracy Boulevard is discussed at page 3.12-25 of the Recirculated Draft EIR.

(b) Mitigation Measures. No feasible mitigation measures that can be adopted by the City were identified. However, Mitigation Measure 3.12-3 would reduce this impact to a less than significant level.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Mitigation and Remaining Impacts. As identified in Mitigation Measure 3.12-3 in the Recirculated Draft EIR, there are improvements available that would reduce this impact to a less than significant level. However, the study intersection is under the exclusive jurisdiction of Caltrans (Streets and Highways Code, Section 90). As such, the City finds that this mitigation measure can and should be adopted by Caltrans. Additionally, the City is not aware of any plan, enforceable by the City, that would insure funding of this mitigation measure. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with traffic and circulation, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

2. UNDER CUMULATIVE CONDITIONS PROJECT IMPLEMENTATION WOULD CONTRIBUTE TO UNACCEPTABLE LEVELS OF SERVICE AT THE INTERSECTION OF I-205 WESTBOUND RAMPS/TRACY BOULEVARD (INTERSECTION #5) (EIR IMPACT 3.12-8 AND 4.12)

(a) Potential Impact. The potential for the Project to result in unacceptable levels of service at the intersection of I-205 Westbound Ramps/Tracy Boulevard under cumulative conditions is discussed at page 3.12-39 of the Recirculated Draft EIR.

(b) Mitigation Measures. No feasible mitigation measures that can be adopted by the City were identified. However, Mitigation Measure 3.12-8 would reduce this impact to a less than significant level.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Mitigation and Remaining Impacts. As identified in Mitigation Measure 3.12-8 in the Recirculated Draft EIR, there are improvements available that would reduce this impact to a less than significant level. However, the study intersection is not within the City's area of responsibility but rather is under the exclusive jurisdiction of Caltrans (Streets and Highways Code, Section 90). As such, the City finds that this mitigation measure can and should be adopted by Caltrans. Additionally, the City is not aware of any plan, enforceable by the City, that would insure funding of this mitigation measure. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with traffic and circulation, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

3. UNDER CUMULATIVE CONDITIONS PROJECT IMPLEMENTATION WOULD CONTRIBUTE TO UNACCEPTABLE LEVELS OF SERVICE AT THE I-205 EASTBOUND RAMPS/TRACY BOULEVARD (INTERSECTION #6) (EIR IMPACT 3.12-9 AND 4.12)

(a) Potential Impact. The potential for the Project to result in unacceptable levels of service at the intersection of I-205 Eastbound Ramps/Tracy Boulevard under cumulative conditions is discussed at page 3.12-40 of the Recirculated Draft EIR.

(b) Mitigation Measures. No feasible mitigation measures that can be adopted by the City were identified. However, Mitigation Measure 3.12-9 would reduce this impact to a less than significant level.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that:

(1) Mitigation and Remaining Impacts. As identified in Mitigation Measure 3.12-9 in the Recirculated Draft EIR, there are improvements available that would reduce this impact to a less than significant level. However, the study intersection is not within the City's area of responsibility but is rather under the exclusive jurisdiction of Caltrans (Streets and Highways Code, Section 90). As such, the City finds that

this mitigation measure can and should be adopted by Caltrans. Additionally, the City is not aware of any plan, enforceable by the City, that would insure funding of this mitigation measure. This would represent a significant and unavoidable impact of the Project.

(2) Overriding Considerations. The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with traffic and circulation, as more fully stated in the Statement of Overriding Considerations in Section VII, below.

IV. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

A. AGRICULTURAL RESOURCES

1. PROJECT IMPLEMENTATION MAY CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE OR A WILLIAMSON ACT CONTRACT OR OTHERWISE RESULT IN LAND USE CONFLICTS WITH ADJACENT AGRICULTURAL LANDS, WHICH MAY LEAD TO THE INDIRECT CONVERSION OF AGRICULTURAL LANDS TO NON-AGRICULTURAL USES (EIR IMPACT 3.2-2)

(a) Potential Impact. The potential for the Project to conflict with existing agricultural zoning, a Williamson Act Contract, or result in land use conflicts with adjacent agricultural uses is discussed at pages 3.2-7 through 3.2-9 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.2-2. 3.2-3, 3.2-4.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that implementation of mitigation measures 3.2-2, 3.2-3, and 3.2-4 would require the City to incorporate setbacks from adjacent agricultural lands into the project design, provide barrier fencing to reduce instances of trespassing onto adjacent agricultural lands, and to coordinate with adjacent agricultural operators to ensure that pesticides and fertilizers are not applied while the sports park is in use. Mitigation Measures 3.2-2, 3.2-3 and 3.2-4 would reduce impacts to agricultural land use conflicts to a less than significant level. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

B. AIR QUALITY AND CLIMATE CHANGE

1. CONSTRUCTION OF THE PROPOSED PROJECT WOULD RESULT IN TEMPORARY DUST AND VEHICLE EMISSION IMPACTS IN THE PROJECT VICINITY DURING SITE PREPARATION AND CONSTRUCTION ACTIVITIES (EIR IMPACT 3.3-1)

(a) Potential Impact. The potential for the Project to result in temporary construction related air quality impacts is discussed at pages 3.3-14 through 3.3-17 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.3-1 and 3.3-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that implementation of mitigation measures 3.3-1 and 3.3-2 would require the contractor hired to complete the grading activities to prepare a construction emissions reduction plan that meets the requirements of SJVAPCD Rule VIII. Mitigation Measures 3.3-1 and 3.3-2 would reduce construction emissions to a less than significant level. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

2. PROJECT IMPLEMENTATION MAY CONFLICT WITH, OR OBSTRUCT, THE APPLICABLE AIR QUALITY PLAN, CAUSE A VIOLATION OF AIR QUALITY STANDARDS, CONTRIBUTE SUBSTANTIALLY TO AN EXISTING AIR QUALITY VIOLATION, OR RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF A CRITERIA POLLUTANT IN A NON-ATTAINMENT AREA (EIR IMPACT 3.3-2)

(a) Potential Impact. The potential for the Project to result in long-term operational air quality impacts is discussed at pages 3.3-18 through 3.3-19 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation Measures 3.3-3.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that implementation of mitigation measure 3.3-3 would require the City to coordinate with SJVAPCD to develop measures and strategies to reduce operational emissions from the proposed project, consistent with the requirements of SJVAPCD rule 9510. Mitigation Measure 3.3-3 would reduce operational emissions to a less than significant level. As authorized by Public Resources Code Section 21081(a)(1) and Title

14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

C. BIOLOGICAL RESOURCES

1. PROJECT IMPLEMENTATION MAY RESULT IN DIRECT OR INDIRECT EFFECTS ON SPECIAL-STATUS BIRD SPECIES (EIR IMPACT 3.4-3)

(a) Potential Impact. The potential for the Project to have a direct or indirect impact on special-status bird species is discussed at pages 3.4-18 through 3.4-20 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.4-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that the impacts to special-status bird species will be mitigated to a less than significant level as mitigation measure 3.4-1 would first require the Project to be designed to avoid impacts to special-status bird species, and if avoidance through design is not feasible, to require implementation of project-specific measures to reduce impacts to a less than significant level. Any remaining impacts related to special-status bird species after implementation of mitigation measure 3.4-1 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

2. PROJECT IMPLEMENTATION MAY RESULT IN DIRECT OR INDIRECT EFFECTS ON SPECIAL-STATUS PLANT SPECIES (EIR IMPACT 3.4-5)

(a) Potential Impact. The potential for the Project to have a direct or indirect impact on special-status plant species is discussed at pages 3.4-20 through 3.4-22 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.4-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that the impacts to special-status plant species will be mitigated to a less than significant level as mitigation measure 3.4-2 would first require the Project to be designed to avoid impacts to special-status plant species, and if avoidance through design is not feasible, to require implementation of project-specific measures to reduce impacts to a less than significant level. Any remaining impacts related to special-status plant species after implementation of mitigation measure 3.4-2 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

3. PROJECT IMPLEMENTATION MAY RESULT IN ADVERSE EFFECTS ON PROTECTED WETLANDS THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS (EIR IMPACT 3.4-8)

(a) Potential Impact. The potential for the Project to result in adverse effects on protected wetlands is discussed at pages 3.4-22 through 3.4-23 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measures 3.4-3 and 3.4-4.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that the impacts to protected wetlands will be mitigated to a less than significant level as mitigation measures 3.4-3 and 3.4-4 would require the City to consult with the U.S. Army Corps of Engineers and the California Department of Fish and Game in order to obtain the required permits for any impacts to wetlands. Any remaining impacts related to protected wetlands after implementation of mitigation measures 3.4-3 and 3.4-4 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

D. CULTURAL RESOURCES

1. PROJECT IMPLEMENTATION MAY CAUSE A SUBSTANTIAL ADVERSE CHANGE TO A SIGNIFICANT HISTORICAL OR ARCHAEOLOGICAL RESOURCE, OR DIRECTLY OR INDIRECTLY DESTROY OR DISTURB A UNIQUE PALEONTOLOGICAL RESOURCE OR HUMAN REMAINS (EIR IMPACT 3.5-1)

(a) Potential Impact. The potential for the Project to have an impact on a significant historical, archaeological, or paleontological resource or human remains is discussed at page 3.5-7 and 3.5-8 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.5-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts to significant historical, archaeological, or paleontological resources or human remains will be mitigated to a less than significant level as mitigation measure 3.5-1 states that if any prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures. Any remaining impacts related to cultural or archeological resources after implementation of mitigation measure 3.5-1 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

E. GEOLOGY AND SOILS

1. THE PROPOSED PROJECT WOULD BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF PROJECT IMPLEMENTATION, AND POTENTIALLY RESULT IN LIQUEFACTION (EIR IMPACT 3.6-3)

(a) Potential Impact. The potential for the Project to be exposed to impacts from soil liquefaction is discussed at page 3.6-9 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.6-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts to risks associated with soil liquefaction will be mitigated to a less than significant level as mitigation measure 3.6-1 states that the City's Building Division of the Development and Engineering Services Department shall ensure that all the pertinent sections of the California Building Code shall be adhered to in the construction of buildings and stadiums on site, and that all appropriate measures are implemented in order to reduce the risk of liquefaction and seismic settlement prior to the issuance of a Building Permit. Any remaining impacts related to liquefaction after implementation of mitigation measure 3.6-1 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

2. THE PROPOSED PROJECT WOULD BE LOCATED ON EXPANSIVE SOIL CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY (EIR IMPACT 3.6-4)

(a) Potential Impact. The potential for the Project to be exposed to impacts from soil liquefaction is discussed at pages 3.6-9 and 3.6-10 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.6-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts to risks associated with expansive soils will be mitigated to a less than significant level as mitigation measure 3.6-2 requires that during excavation activities and prior to the placement of fill on the site, a certified geotechnical engineer shall be retained by the City to evaluate subgrade soils for the extent of their expansive potential in areas where buildings or stadium seating are proposed. For areas found to contain soft, potentially expansive clays, the soil shall be removed (i.e., over excavated) and/or stabilized prior to the placement and compaction of fill. Any remaining impacts related to expansive soils after implementation of mitigation measure 3.6-2 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose

the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

F. HAZARDS AND HAZARDOUS MATERIALS

1. PROJECT IMPLEMENTATION COULD RESULT IN IMPACTS FROM THE TRANSPORT, USE, DISPOSAL, RELEASE, EMISSION, OR HANDLING OF HAZARDOUS MATERIALS, OR FROM BEING INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 (EIR IMPACT 3.7-1)

(a) Potential Impact. The potential for the Project to be exposed to hazards or hazardous materials is discussed at pages 3.7-16 and 3.7-17 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.7-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts to risks associated with abandoned wells and possible persistent pesticides will be mitigated to a less than significant level as mitigation measure 3.7-1 requires that all wells located on the project site shall be properly abandoned under the San Joaquin County guidelines if they will not be used any longer. Prior to any grading activities, the City shall sample and test the soils for possible persistent pesticide residuals. Any remaining impacts related to abandoned wells after implementation of mitigation measure 3.7-1 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

2. PROJECT IMPLEMENTATION MAY EXPOSE PEOPLE OR STRUCTURES TO A RISK OF LOSS, INJURY OR DEATH FROM WILDLAND FIRES (EIR IMPACT 3.7-4)

(a) Potential Impact. The potential for the Project to expose people or structures to wildland fires is discussed at pages 3.7-18 and 3.7-19 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.7-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts to risks associated with wildland fires will be mitigated to a

less than significant level as mitigation measure 3.7-2 requires that the Passive Recreation Area is mowed on a regular basis in order to maintain a 4-inch mow-height of the vegetation within 50 feet of the adjacent residential parcels to the south of the project site. The mowing schedule and maintenance of the fire break shall be coordinated with, and approved by the Tracy Fire Department. The City shall also ensure that the Passive Recreation Area remains accessible to emergency vehicles. Any remaining impacts related to wildland fires after implementation of mitigation measure 3.7-2 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

G. HYDROLOGY AND WATER QUALITY

1. IMPLEMENTATION OF THE PROJECT MAY SIGNIFICANTLY INCREASE STORM WATER RUNOFF RATES GENERATED WITHIN THE PROJECT SITE WHEN COMPARED WITH EXISTING CONDITIONS (EIR IMPACT 3.8-1)

(a) Potential Impact. The potential for the Project to generate increased storm water runoff is discussed at pages 3.8-15 and 3.8-16 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.8-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with increased storm water runoff will be mitigated to a less than significant level as mitigation measure 3.8-1 requires the preparation of a detailed site drainage and stormwater detention plan. Any remaining impacts related to increased storm water runoff after implementation of mitigation measure 3.8-1 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

2. IMPLEMENTATION OF THE PROJECT WOULD INTRODUCE CONSTITUENTS AND POLLUTANTS TYPICALLY ASSOCIATED WITH URBAN DEVELOPMENT INTO STORM WATER RUNOFF

GENERATED WITHIN THE PROJECT SITE, WHICH MAY IMPACT SURFACE WATER QUALITY IN THE PROJECT AREA (EIR IMPACT 3.8-2)

(a) Potential Impact. The potential for the Project to impact surface water quality is discussed at pages 3.8-17 and 3.8-18 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measures 3.8-2, 3.8-3, and 3.8-4.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with surface water quality will be mitigated to a less than significant level as mitigation measures 3.8-2, 3.8-3 and 3.8-4 require the preparation of a storm water pollution prevention plan (SWPPP), which will include best management practices (BMPs) to reduce impacts to surface water quality. Any remaining impacts related to surface water quality after implementation of mitigation measures 3.8-2, 3.8-3, and 3.8-4 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

3. IMPLEMENTATION OF THE PROJECT WOULD PLACE NEW STRUCTURES WITHIN THE 100-YEAR FLOODPLAIN (EIR IMPACT 3.8-3)

(a) Potential Impact. The potential for the Project to place structures within the 100-year floodplain is discussed at pages 3.8-19 and 3.8-20 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measures 3.8-5.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with the 100-year floodplain will be mitigated to a less than significant level as mitigation measures 3.8-5 requires the Design of the project to be consistent with the requirements of Chapter 9.52, Floodplain Regulations, of the Municipal Ordinance. Any remaining impacts related to flooding after implementation of mitigation measure 3.8-5 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of

project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

H. NOISE

1. SHORT-TERM CONSTRUCTION-GENERATED NOISE LEVELS ASSOCIATED WITH THE PROPOSED PROJECT COULD RESULT IN A SUBSTANTIAL TEMPORARY INCREASE IN AMBIENT NOISE LEVELS AT NEARBY NOISE-SENSITIVE LAND USES. SHORT-TERM INCREASES IN AMBIENT NOISE LEVELS MAY RESULT IN INCREASED LEVELS OF ANNOYANCE AND ACTIVITY INTERFERENCE AT NEARBY NOISE-SENSITIVE LAND USES (EIR IMPACT 3.10-1)

   (a) Potential Impact. The potential for the Project to generate construction-related noise impacts is discussed at pages 3.10-15 through 3.10-17 of the Draft EIR.

   (b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.10-1.

   (c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with construction noise will be mitigated to a less than significant level as mitigation measure 3.10-1 requires construction activities to be limited to the daytime hours and equipment must be properly maintained to reduce noise. Any remaining impacts related to construction noise after implementation of mitigation measure 3.10-1 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

2. PROJECTED ON-SITE TRANSPORTATION NOISE LEVELS AT PROPOSED ON-SITE RECREATIONAL USES WOULD NOT EXCEED THE CITY'S "NORMALLY ACCEPTABLE" NOISE EXPOSURE STANDARDS FOR LAND USE COMPATIBILITY. HOWEVER, DEPENDING ON FINAL SITE DESIGN OF THE PROPOSED FUTURE EXPANSION AREA, IT IS CONCEIVABLE THAT NOISE SENSITIVE LAND USES, SUCH AS A POTENTIAL LIBRARY, COULD BE LOCATED WITHIN THE PROJECTED FUTURE 60 DBA CNEL/L_{DN} NOISE CONTOUR OF CORRAL HOLLOW ROAD, WHICH WOULD EXCEED THE CITY'S "NORMALLY ACCEPTABLE" NOISE CRITERIA FOR LAND USE COMPATIBILITY. (EIR IMPACT 3.10-5)

(a) Potential Impact. The potential for the Project to generate on-site noise impacts to sensitive uses is discussed at pages 3.10-29 through 3.10-31 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.10-5.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with noise-sensitive on-site uses will be mitigated to a less than significant level as mitigation measure 3.10-5 requires design features to be incorporated into future noise sensitive uses, such as a future library. Any remaining impacts related to on-site noise after implementation of mitigation measure 3.10-5 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

I. PUBLIC SERVICES

1. IMPLEMENTATION OF THE PROPOSED PROJECT WOULD NOT RESULT IN IMPACTS TO FIRE PROTECTION SERVICES AND WOULD NOT REQUIRE THE CONSTRUCTION OF NEW FIRE PROTECTION FACILITIES (EIR IMPACT 3.11-1)

(a) Potential Impact. The potential for the Project to generate fire protection impacts is discussed at pages 3.11-3 through 3.11-4 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.11-1.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with fire protection services will be mitigated to a less than significant level as mitigation measure 3.11-1 requires the final infrastructure plans and construction documents for the project to include hydrants with adequate fire-flow that are spaced appropriately throughout the project site, to the satisfaction of the Tracy Fire Department. Any remaining impacts related to fire protection after implementation of mitigation measure 3.11-1 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental

impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

J. TRANSPORTATION AND CIRCULATION

1. PROJECT IMPLEMENTATION WOULD RESULT IN UNACCEPTABLE LEVELS OF SERVICE AT THE INTERSECTION OF LARCH ROAD/TRACY BOULEVARD (INTERSECTION #4) (EIR IMPACT 3.12-2)

(a) Potential Impact. The potential for the Project to result in unacceptable levels of service at the intersection of Larch Road/Tracy Boulevard is discussed at page 3.0-9 of the Final EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.12-2.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with unacceptable levels of service at the intersection of Larch Road/Tracy Boulevard will be mitigated to a less than significant level as mitigation measure 3.12-2 requires the City to construct intersection improvements that would improve levels of service to acceptable levels at this intersection under near-term and cumulative conditions. Any remaining impacts to this intersection after implementation of mitigation measure 3.12-2 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

2. UNDER CUMULATIVE CONDITIONS PROJECT IMPLEMENTATION WOULD CONTRIBUTE TO UNACCEPTABLE LEVELS OF SERVICE AT THE INTERSECTION OF LARCH ROAD/HOLLY DRIVE (INTERSECTION #8)((EIR IMPACT 3.12-10)

(a) Potential Impact. The potential for the Project to result in unacceptable levels of service at the intersection of Larch Road/Holly Drive under cumulative conditions is discussed at pages 3.0-9 and 3.0-10 of the Final EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.12-10.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with unacceptable levels of service at the intersection of Larch Road/Holly Drive will be mitigated to a less than significant level as mitigation measure 3.12-10 requires the City to construct intersection improvements that would improve levels of service to acceptable levels at this intersection under cumulative conditions. Any remaining impacts to this intersection after implementation of mitigation measure 3.12-10 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

3. THE PROPOSED PROJECT DOES NOT INCLUDE PLANS FOR PEDESTRIAN AND BICYCLE ACCESS (EIR IMPACT 3.12-15)

(a) Potential Impact. The potential for the Project to not include plans for pedestrian and bicycle access is discussed at pages 3.12-42 and 3.12-43 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.12-15.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with plans for pedestrian and bicycle access will be mitigated to a less than significant level as mitigation measure 3.12-15 requires the inclusion of sidewalks and bicycle facilities in the project design. Any remaining impacts to pedestrian and bicycle facilities after implementation of mitigation measure 3.12-15 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

4. CONSTRUCTION TRAFFIC MAY RESULT IN TEMPORARY IMPACTS TO ROADWAY AND INTERSECTION OPERATIONS (EIR IMPACT 3.12-17)

(a) Potential Impact. The potential for construction traffic to result in temporary roadway impacts is discussed at pages 3.12-44 and 3.12-45 of the Draft EIR.

(b) Mitigation Measures. The following mitigation measure is hereby adopted and will be implemented as provided by the Mitigation Monitoring Program: Mitigation measure 3.12-17.

(c) Findings. Based upon the EIR and the entire record before this City Council, this City Council finds that impacts associated with construction traffic will be mitigated to a less than significant level as mitigation measure 3.12-17 requires the preparation and implementation of a construction traffic management plan. Any remaining impacts related to construction traffic after implementation of mitigation measure 3.12-17 would not be significant. As authorized by Public Resources Code Section 21081(a)(1) and Title 14, California Code of Regulations Section 15091(a)(1), the City finds that changes or alterations have been required herein, incorporated into the project, or required as a condition of project approval, which mitigate or avoid the significant environmental impact listed above, and as identified in the FEIR. The City further finds that the change or alteration in the project or the requirement to impose the mitigation as a condition of project approval is within the jurisdiction of the City to require, and that this mitigation is appropriate and feasible.

V. FINDINGS AND RECOMMENDATIONS REGARDING THOSE IMPACTS WHICH ARE LESS THAN SIGNIFICANT OR LESS THAN CUMULATIVELY CONSIDERABLE

Specific impacts within the following categories of environmental effects were found to be less than significant as set forth in more detail in the Draft EIR, Recirculated Draft EIR and Final EIR.

Air Quality: The following specific impacts were found to be less than significant: 3.3-3, 3.3-4, and 3.3-5.

Biological Resources: The following specific impacts were found to be less than significant: 3.4-1, 3.4-2, 3.4-4, 3.4-7, 3.4-9, and 3.4-10.

Geology and Soils: The following specific impacts were found to be less than significant: 3.6-1 and 3.6-2.

Hazards and Hazardous Materials: The following specific impacts were found to be less than significant: 3.7-2 and 3.7-3.

Hydrology and Water Quality: The following specific impacts were found to be less than significant: 3.8-4 and 3.8-5.

Land Use and Population: The following specific impacts were found to be less than significant: 3.9-1 and 3.9-2.

Noise: The following specific impacts were found to be less than significant: 3.10-4.

Public Services: The following specific impacts were found to be less than significant: 3.11-2.

Traffic and Circulation: The following specific impacts were found to be less than significant: 3.12-1, 3.12-4, 3.12-5, 3.12-11, 3.12-12, 3.12-13, 3.12-14, and 3.12-15.

Utilities: The following specific impacts were found to be less than significant: 3.13-1, 3.13-2, 3.13-3, 3.13-4, and 3.13-5.

The project was found to have a less than cumulatively considerable contribution to specific impacts within the following categories of environmental effects as set forth in more detail in the Draft EIR.

Air Quality: The following specific impact was found to be less than cumulatively considerable: 4.3.

Biological Resources: The following specific impact was found to be less than cumulatively considerable: 4.5.

Cultural Resources: The following specific impact was found to be less than cumulatively considerable: 4.6.

Geology and Soils: The following specific impact was found to be less than cumulatively considerable: 4.7.

Hazards and Hazardous Materials: The following specific impact was found to be less than cumulatively considerable: 4.8.

Land Use and Population: The following specific impact was found to be less than cumulatively considerable: 4.9.

Public Services: The following specific impact was found to be less than cumulatively considerable: 4.11.

Utilities: The following specific impact was found to be less than cumulatively considerable: 4.12.

The above impacts are less than significant or less than cumulatively considerable for one of the following reasons:

- The EIR determined that the impact is less than significant for the Project.
- The EIR determined that the Project would have a less than cumulatively considerable contribution to the cumulative impact.
- The EIR determined that the impact is beneficial (would be reduced) for the Project.

VI. REVIEW AND REJECTION OF PROJECT ALTERNATIVES

The State CEQA Guidelines Section 15126.6 mandates that every EIR evaluate a no-project alternative, plus a feasible and reasonable range of alternatives to the Project or its location. The Alternatives were formulated considering the Objectives of the City of Tracy outlined on page 5.0-1 of the Draft EIR. Alternatives provide a basis of comparison to the Project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonable feasible options for minimizing environmental consequences of a project.

Typically, where a project causes significant impacts and an EIR is prepared, the findings must discuss not only how mitigation can address the potentially significant impacts but whether Project alternatives can address potentially significant impacts. But where all significant impacts can be substantially lessened, in this case to a less-than-significant level, solely by adoption of mitigation measures, the lead agency, in drafting its findings, has no obligation to consider the feasibility that Project alternatives might reduce an impact, even if the alternative would mitigate the impact to a greater degree than the proposed Project, as mitigated (Public Resources Code Section 21002; Laurel Hills Homeowners Association v. City Council (1978 83 Cal.App.3d 515, 521. Kings County Farm Bureau v. City of Hanford (1990) 221 Cal.App.3d 730-733; Laurel Heights Improvement Association v. Regents of the University of California (1988) 47 Cal.3d 376, 400-403).

Because not all significant effects can be substantially reduced to a less-than-significant level either by adoption of mitigation measures or by standard conditions of approval, the following section considers the feasibility of the Project alternatives as compared to the proposed Project.

As explained below, these findings describe and reject, for reasons documented in the FEIR and summarized below, each one of the Project alternatives, and the City finds that approval and implementation of the proposed Holly Sugar Sports Park project is appropriate. The evidence supporting these findings is presented in Section 5.0 of the Draft EIR.

A. IDENTIFICATION OF PROJECT OBJECTIVES

As described above, an EIR is required to identify a "range of potential alternatives to the project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one of more of the significant effects." Chapter 2.0 and Chapter 5.0 of the Draft EIR identify the Project's goals and objectives. The Project objectives include:

1. Develop a sports park facility that meets the existing and projected needs of the City of Tracy and the surrounding community.

2. Develop a sports park facility on a site with adequate room for contiguous expansion to meet future demands.

3. Ensure flexibility in the project to allow for options and alternatives for the development of future phases of the sports park facility.

4. Implement the project on a site that allows for cost effective site acquisition and site development by the City of Tracy and associated youth sports organizations.

B. ALTERNATIVES ANALYSIS IN EIR

1. NO PROJECT ALTERNATIVE:

The No Project Alternative is discussed on pages 5.0-2 through 5.0-6 of the Draft EIR. The No Project Alternative is the continuation of the existing agricultural operations on the project site, and the site would remain within the City's SOI, under the jurisdiction of San Joaquin County. Under this alternative a new regional sports park would not be constructed and operated by the City of Tracy.

Findings: The No Project Alternative is rejected as an alternative because it would not achieve the Project's objectives.

Explanation: This alternative would not realize the benefits of the Project nor achieve the Project objectives. The City of Tracy has identified the need for extensive new youth parks facilities to meet the needs of the existing and planned population of the City and the surrounding areas. Under the No Project Alternative, no new sports park facilities would be constructed. The No Project Alternative would result in fewer significant environmental impacts than the proposed project, but would fail to meet any of the project objectives identified by the City.

2. ACTIVE SPORTS PARK ONLY ALTERNATIVE:

The Active Sports Park Only Alternative is discussed on pages 5.0-3 and 5.0-6 through 5.0-9 of the Draft EIR. This alternative includes the construction and operation of the 166-acre active sports park component of the project, as described in greater detail in Section 2.0. Under this alternative, the 86-acre passive recreation area and the 46-acre future expansion area would remain in agricultural production and would not be annexed into the City of Tracy.

Findings: The Active Sports Park Only Alternative is rejected as an alternative because it is fails to meet several of the Project's objectives. This alternative would also result in worse land use impacts than the Project.

Explanation: This alternative would fail to meet three of the City's objectives for this project. This alternative would not meet the City's projected needs of the City and the surrounding areas for parks facilities (Objective 1). This alternative would not allow for adequate room for the future expansion of park uses contiguous to the project site (Objective 2). This alternative would not allow for the flexibility to develop future phases of the site as demand for parks facilities increases overtime (Objective 3). Additionally, under this alternative, the 86-acre Passive Recreation Area would not be included in the land that is annexed into the City of Tracy as part of the project approval process. If the 86-acre Passive Recreation Area is not included within the area to be annexed, then the proposed project would represent a non-contiguous annexation, which is not consistent with applicable LAFCO policies regulating annexations. Therefore, under this alternative, impacts with respect to land use would be more significant than the proposed project.

CEQA requires that an environmentally superior alternative be identified among the alternatives that are analyzed in the EIR. If the No Project Alternative is the environmentally superior alternative, an EIR must also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6(e)(2)). The environmentally superior alternative is that alternative with the least adverse environmental impacts when compared to the proposed project.

As discussed in Chapter 5 of the Draft EIR and summarized in Table 5.0-1 of the Draft EIR, the No Project Alternative is the environmentally superior alternative. However, as required by CEQA, when the No Project Alternative is the environmentally superior alternative, the environmentally superior alternative among the others must be identified. Therefore, the Active Sports Park Only Alternative is the next environmentally superior alternative to the proposed project.

It is noted above, the Active Sports Park Only Alternative would result in a violation of LAFCO's annexation policies, in that it would create and "island" of City land surrounded by the County. This alternative would also fail to meet three of the City's objectives for this project, primarily because it would not provide adequate space to construct all of the parks facilities anticipated under existing and future demand scenarios, nor would it provide adequate room for the future expansion of parks uses contiguous to the project site.

Inclusion of the Passive Recreation Area in the Project also provides recreation opportunities that will serve a broader range of the public. Some people with disabilities may not be able to take advantage of the Active Recreation Uses, but will be able to enjoy the passive recreation uses. By providing a variety of recreation opportunities to the public, the Project provides a social benefit.

For these economic, social and other reasons, the Project is deemed superior to the Active Sports Park Only Alternative.

3. ALVAREZ SITE ALTERNATIVE:

The Alvarez Site Alternative is discussed on pages 5.0-3 and 5.0-9 through 5.0-13 of the Draft EIR. The Alvarez property is located outside the City's eastern boundary (within the SOI), west of Chrisman Road and south of Eleventh Street, behind the street's frontage developments as shown in Figure 6-1 in the Draft EIR. For the purposes of the Draft EIR analysis, it was assumed that up to 150 acres of land would be developed with active park amenities consistent with those identified for the Active Sports Park component of the proposed Holly Sugar Sports Park, as detailed in Section 2.0 of the Draft EIR.

Findings: The Alvarez Site Alternative is rejected because it is not considered financially feasible and because it will not achieve the Project's objectives.

Explanation: This alternative would fail to meet all four of the City's objectives for this project. This alternative would not provide adequate active or passive recreation uses to meet the projected needs of the City and the surrounding areas for parks facilities

(Objective 1). This alternative would not allow for adequate room for the future expansion of park uses contiguous to the project site (Objective 2). This alternative would not allow for the flexibility to develop future phases of the site as demand for parks facilities increases overtime (Objective 3). This alternative would be financially infeasible since the City would need to pay to acquire up to 100 acres of the 150-acre site from the property owner, which would exhaust funds currently allocated for the actual development of park facilities. Additionally, this alternative is located in close proximity to UPRR railroad operations, which would result in increased hazards when compared to the proposed project.

For these economic, social, and other considerations, the Project is deemed superior to the Alvarez Site Alternative.

VII. STATEMENTS OF OVERRIDING CONSIDERATIONS RELATED TO THE HOLLY SUGAR SPORTS PARK PROJECT FINDINGS

As described in Section III of these Findings, the following significant and unavoidable impacts could occur with implementation of the Project:

- Project implementation may result in substantial adverse effects on scenic vistas and resources or substantial degradation of visual character (EIR Impact 3.1-1)
- Project implementation may result in light and glare impacts (EIR Impact 3.1-2)
- Cumulative Degradation of the Existing Visual Character of the Region (EIR Impact 4.1)
- Project implementation would result in the conversion of Farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, to non-agricultural uses (EIR Impact 3.2-1)
- Cumulative Impact on Agricultural Land and Uses (EIR Impact 4.2)
- Project implementation could result in cumulative effects on climate change and global warming (EIR Impact 3.3-6 and 4.4)
- Noise associated with the proposed onsite recreational uses would exceed applicable noise standards at nearby residential land uses (EIR Impact 3.10-2)
- Implementation of the proposed project would result in a significant increase in traffic noise levels (EIR Impact 3.10-3)
- Implementation of the proposed project would result in a significant contribution to cumulative noise levels at nearby land uses (EIR Impact 3.10-6 and 4.10)
- Project implementation would result in unacceptable levels of service at the intersection of I-205 Westbound Ramps/Tracy Boulevard (Intersection #5) (EIR Impact 3.12-3)

- Under cumulative conditions project implementation would contribute to unacceptable levels of service at the intersection of I-205 Westbound Ramps/Tracy Boulevard (Intersection #5) (EIR Impact 3.12-8 and 4.12)

- Under cumulative conditions project implementation would contribute to unacceptable levels of service at the I-205 Eastbound Ramps/Tracy Boulevard (Intersection #6) (EIR Impact 3.12-9 and 4.12)

The adverse effects identified above are substantive issues of concern to the City of Tracy. However, the challenges the City faces in relation to the provision of adequate sports park facilities for the existing and expanding population base in the City and the surrounding areas of San Joaquin County are far greater. Implementation of the Holly Sugar Sports Park project will help to alleviate many of the problems associated with the existing sports park facilities in the City of Tracy, including a lack of playing fields, deteriorating facilities, and the lack of a regional sports park facility that will attract tournaments and events from across the region. Approval of the Project will ultimately improve the overall quality of life in the City of Tracy by providing residents with expanded recreational opportunities.

A. Adequate Sports Park Facilities. The Project would provide expanded opportunities for youth sports activities in the City of Tracy by providing a park that offers an extensive range of baseball, football, softball, and soccer fields. This facility would meet the needs of the existing and future populations of the City and would increase the overall quality of life for Tracy residents.

B. Revenue Generation of Local Businesses. The Project is expected to draw tournament play from a wide region throughout northern California, the Central Valley and the Bay Area. Players, fans, parents and visitors from outside of Tracy would utilize the services of local businesses while in town, including motels, restaurants and retail establishments. This provides an opportunity to generate increased sales tax revenue for the City, and to enhance and expand the local economy.

C. Social Justice. The Project would provide parks and recreation facilities to residents of the City and the surrounding areas free of charge. In light of the recent economic recession, many families in the Tracy community are in need of activities for their children that are not only fun, but are low-cost or no-cost. Development of the Project would expand the availability of free and low-cost recreational activities within the community.

D. Improved Public Health. The Project would allow for the expansion of youth sports leagues and activities in the City of Tracy and the surrounding areas. Participation in sporting activities provides opportunities of improved health, welfare, happiness and overall well-being. It may also result in long-term savings related to health care costs related to obesity.

E. Improved Public Safety. Over the last decade, the City has experienced issues with growing gang activity, increased school fights, graffiti, and vandalism in city parks. As a result, the Mayor's Community Youth Support Network was developed. MYCSN prepared a gang prevention strategic plan that identified key strategies for reducing gang-related activity in the City. The fourth strategic priority, Service Delivery System, included the following objectives:

Goal 1, Objective 3: Family Involvement – Develop youth focused, diversified, family oriented activities and education opportunities to ensure that Tracy youth are successful, and that their family needs are met, including cost effective programming and access to transportation.

Goal 1, Objective 9: Alternative Activities for Youth – Develop supervised recreational, social activities for evening and weekends that keep youth off the streets and engaged in healthy activities that are low cost and affordable.

Goal 2, Objective 4: Alternative Activities for Youth after school – Develop supervised recreation or educational activities after-school or on school holidays that keep youth off the streets and engaged in healthy activities.

Development of the Project will provide at-risk youth with alternative social and recreational activities. Team sports will provide at-risk youth with the possibility of developing a social network that is not based on gang affiliations or crime. The Project will allow at-risk youth an opportunity to participate in supervised recreational activities after school and on weekends. For these reasons, the Project is an important social and public health component of the overall continuum of care envisioned in the strategic plan.

Based on the entire record and the EIR, the need for the improvement and expansion of the City of Tracy parks system, the economic and social benefits of the Project in the City of Tracy outweigh and override any significant unavoidable environmental effects that would result from future Project implementation. The City Council has determined that any environmental detriment caused by the Holly Sugar Sports Park Project has been minimized to the extent feasible through the mitigation measures identified herein, and, where mitigation is not feasible, has been outweighed and counterbalanced by the significant social, environmental, and economic benefits of the Project to the City.

4.0 Final Mitigation Monitoring and Reporting Program

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Holly Sugar Sports Park project. This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." A FMMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR, which were revised after the Recirculated Draft EIR was prepared. These numbering revisions are explained in Section 3 of the Final EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this FMMRP.

4.1 Mitigation Monitoring and Reporting Program

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Tracy will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

- **Mitigation Measures**: The mitigation measures are taken from the Draft EIR and the Recirculated Draft EIR, in the same order that they appear in the Draft EIR and Recirculated Draft EIR.
- **Mitigation Timing**: Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility**: Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification**: This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
AESTHETICS				
Impact 3.1-1: Project implementation may result in substantial adverse effects on scenic vistas and resources or substantial degradation of visual character.	*Mitigation Measure 3.1-1: The City shall install trees, vegetation and other landscaping to shield parking and maintenance areas that are visible from Tracy Boulevard and Corral Hollow Road to shield these uses from the roadways.*	City of Tracy	During construction of site improvements for the Active Sports Park site.	
Impact 3.1-2: Project implementation may result in light and glare impacts	*Mitigation Measure 3.1-2: A lighting plan shall be prepared prior to the installation of the project's lighting for each phase. The lighting plan shall demonstrate that the stadium and field lighting systems have been designed to minimize light spillage onto adjacent properties to the greatest extent feasible. The lighting plan shall include the following:* • *Design of site lighting and exterior building light fixtures to reduce the effects of light pollution and glare off of glass and metal surfaces;* • *Lighting shall be directed downward and light fixtures shall be shielded to reduce upward and spillover lighting;* • *Where it is not feasible to fully shield light fixtures from light pollution, such as the stadium lights, the lighting shall be directed downward and of the minimum wattage and height suitable for illuminating the playing surfaces and immediately surrounding areas.* • *Lighting for each playfield, parking area, and structure shall have control boxes that allow operation of specific areas of lighting in order to only illuminate the field(s) and parking area(s) in use at any given time.* • *Lights shall be turned off when the fields, parking areas, and structures are not in use.*	City of Tracy	Prior to the installation of on-site lighting for each phase of project development.	
AGRICULTURAL RESOURCES				
Impact 3.2-1: Project	*Mitigation Measure 3.2-1: Prior to site grading activities for each phase of*	City of Tracy	Prior to grading	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
implementation would result in the conversion of Farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, to non-agricultural uses.	*project construction, the City shall determine and pay the appropriate Agricultural Mitigation Fee to offset the loss of Unique Farmland, as specified in Chapter 13.28 of the Tracy Municipal Code.*		activities for each phase of project development.	
Impact 3.2-2: Project implementation may conflict with existing zoning for agricultural use or a Williamson Act Contract or otherwise result in land use conflicts with adjacent agricultural lands, which may lead to the indirect conversion of agricultural lands to non-agricultural uses.	*Mitigation Measure 3.2-2: The City of Tracy shall enact measures to reduce the potential for park users to enter into the agricultural lands located north of the project site. Such measures may include, but are not limited to:* • *Permanent or temporary barrier fencing;* • *Signage indicating that trespassing is prohibited; or* • *Restricted access to the existing irrigation canals that currently separate the project site from lands to the north.* *Mitigation Measure 3.2-3: The project shall include a 50-foot buffer to physically separate the facility from directly adjacent agricultural uses that may pose compatibility problems for land applications of herbicides and pesticides. The 50-foot buffer shall be measured from the edge of the proposed playing fields within the sports park to the edge of active agricultural operations within the adjacent parcels.* *Mitigation Measure 3.2-4: The City shall coordinate with landowners and operators of adjacent agricultural parcels to ensure that the application of pesticides and fertilizers on adjacent agricultural lands does not occur during the organized use of the Holly Sugar Sports Park. Such coordination measures may include, but are not limited to:* • *The development of a regular timeframe when sports activities are not scheduled to occur, which would be suitable times for the application of pesticides and fertilizers on adjacent properties (i.e. weekday mornings during the non-summer months). This timeframe should be developed cooperatively with adjacent agricultural land owners. Pre-notification to adjacent agricultural operations by phone, mail or email prior to holding organized sporting events.*	City of Tracy	The 50-foot buffer shall be incorporated into the site plan prior to final design approval. Barrier fencing shall be maintained throughout the operational life of the project. Coordination with adjacent agricultural operations shall occur throughout the operational life of the project.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	• *The City of Tracy, or operator contracted to operate the sports park facility, should distribute additional notice of scheduled games added during the year that are known in advance.*			
AIR QUALITY				
Impact 3.3-1: Construction of the proposed project would result in temporary dust and vehicle emission impacts in the project vicinity during site preparation and construction activities.	*Mitigation Measure 3.3-1: Prior to the commencement of grading activities, the City shall require the contractor hired to complete the grading activities to prepare a construction emissions reduction plan that meets the requirements of SJVAPCD Rule VIII. The construction emissions reductions plan shall be submitted to the SJVAPCD for review and approval. The City of Tracy shall ensure that all required permits from the SJVAPCD have been issued prior to commencement of grading activities. The construction emissions reduction plan should include the following requirements and measures:* • *Properly and routinely maintain all construction equipment, as recommended by manufacturer's manuals, to control exhaust emissions.* • *Shut down equipment when not in use for extended periods of time, to reduce exhaust emissions associated with idling engines.* • *Encourage ride-sharing and of use transit transportation for construction employees commuting to the project site.* • *Use electric equipment for construction whenever possible in lieu of fossil fuel-powered equipment.* • *Curtail construction during period of high ambient pollutant concentrations.* • *Construction equipment shall operate no longer than eight cumulative hours per day.* • *All construction vehicles shall be equipped with proper emission control equipment and kept in good and proper running order to reduce NOx emissions.* • *On-road and off-road diesel equipment shall use aqueous diesel fuel if permitted under manufacturer's guidelines.* • *On-road and off-road diesel equipment shall use diesel particulate*	San Joaquin Valley Air Pollution Control District (SJVAPCD)	Prior to the grading activities and throughout all grading and construction activities for all phases of project construction.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	filters if permitted under manufacturer's guidelines. • *On-road and off-road diesel equipment shall use cooled exhaust gas recirculation (EGR) if permitted under manufacturer's guidelines.* • *Use of Caterpillar pre-chamber diesel engines or equivalent shall be utilized if economic and available to reduce NOx emissions.* • *All construction activities within the project site shall be discontinued during the first stage smog alerts.* • *Construction and grading activities shall not be allowed during first stage ozone alerts. (First stage ozone alerts are declared when ozone levels exceed 0.20 ppm for the 1-hour average.)* *Implementation of this mitigation shall occur during all grading or site clearing activities. The SJVAPCD shall be responsible for monitoring.* *Mitigation Measure 3.3-2: The following mitigation measures, in addition to those required under Regulation VIII of the SJVAPCD, shall be implemented by the City's contractor during all phases of project grading and construction to reduce fugitive dust emissions:* • *Water previously disturbed exposed surfaces (soil) a minimum of three-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.* • *Water all haul roads (unpaved) a minimum of three-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.* • *All access roads and parking areas shall be covered with asphalt-concrete paving or water sprayed regularly.* • *Dust from all on-site and off-site unpaved access roads shall be effectively stabilized by applying water or using a chemical stabilizer or suppressant.* • *Reduce speed on unpaved roads to less than 15 miles per hour.* • *Install and maintain a trackout control device that meets the specifications of SJVAPCD Rule 8041 if the site exceeds 150 vehicle trips per day or more than 20 vehicle trips be day by vehicles with three or more axles.*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	• *Stabilize all disturbed areas, including storage piles, which are not being actively utilized for construction purposes using water, chemical stabilizers or by covering with a tarp, other suitable cover or vegetative ground cover.* • *Control fugitive dust emissions during land clearing, grubbing, scraping, excavation, leveling, grading or cut and fill operations with application of water or by presoaking.* • *When transporting materials offsite, maintain a freeboard limit of at least six inches and over or effectively wet to limit visible dust emissions.* • *Limit and remove the accumulation of mud and/or dirt from adjacent public roadways at the end of each workday. (Use of dry rotary brushes is prohibited except when preceded or accompanied by sufficient wetting to limit visible dust emissions and the use of blowers is expressly forbidden.)* • *Remove visible track-out from the site at the end of each workday.* • *Cease grading activities during periods of high winds (greater than 20 mph over a one-hour period).* • *Asphalt-concrete paving shall comply with SJVAPCD Rule 4641 and restrict use of cutback, slow-sure, and emulsified asphalt paving materials.* *Implementation of this mitigation shall occur during all grading or site clearing activities. The SJVAPCD shall be responsible for monitoring.*			
Impact 3.3-2: Project implementation may conflict with, or obstruct, the applicable air quality plan, cause a violation of air quality standards, contribute substantially to an existing air quality violation, or result in a cumulatively considerable net increase of a criteria pollutant in a non-attainment area.	*Mitigation Measure 3.3-3: Prior to the award of the contract to construct the project, the City of Tracy shall coordinate with the SJVAPCD to verify that the project meets the requirements of District Rule 9510, which is aimed at the following reductions:* • *20 percent of construction-exhaust nitrogen oxides;* • *45 percent of construction-exhaust PM10;* • *33 percent of operational nitrogen oxides over 10 years; and* • *50 percent of operational PM10 over 10 years.* *The City shall coordinate with SJVAPCD to develop measures and strategies*	City of Tracy and the SJVAPCD	Prior to grading and construction activities for all stages of project construction.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	to reduce operational emissions from the proposed project. If feasible measures are not available to meet the emissions reductions targets outlined above, then the City may be required to pay an in-lieu mitigation fee to the SJVAPCD to off-set project-related emissions impacts. If in-lieu fees are required, the City shall coordinate with the SJVAPCD to calculate the amount of the fees required to off-set project impacts.			
Impact 3.3.6 Project implementation could result in cumulative effects on climate change and global warming.	*Mitigation Measure 3.3-4: As operation of the Holly Sugar Sports Park commences, the City should assess the demand for a route stop by the City-operated Tracer bus system. The demand for such a route stop should continue to be monitored, until such time that a route stop is considered justified. Once a route stop is justified, the City should arrange for the Holly Sugar Sports Park site to be included as a route stop by the City-operated Tracer bus system. The City shall be responsible for monitoring the implementation of this measure.*	City of Tracy	Ongoing throughout all stages of project operation.	
BIOLOGICAL RESOURCES				
Impact 3.4-3: Project implementation may result in direct or indirect effects on special-status bird species..	*Mitigation Measure 3.4-1: The City of Tracy shall comply with measures contained within the SJMSCP and shall consult with SJCOG biologists and the TAC prior to any site disturbing activities. The City shall implement the requirements of the SJMSCP to ensure that impacts to burrowing owls are avoided. The details of the avoidance measures shall be dictated by the TAC, and may include the following:* • *To the extent feasible, construction should be planned to avoid the burrowing owl breeding season.* • *During the non-breeding season (September 1 through January 31) burrowing owls occupying the project site should be evicted from the project site by passive relocation as described in the California Department of Fish and Game's Staff Report on Burrowing Owls (Oct., 1995)* • *During the breeding season (February 1 through August 31) occupied burrows shall not be disturbed and shall be provided with a 75 meter protective buffer until and unless the TAC, with the concurrence of the Permitting Agencies' representatives on the TAC; or unless a qualified biologist approved by the Permitting Agencies verifies through non-invasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of*	City of Tracy and the San Joaquin Council of Governments (SJCOG)	Prior to grading and construction activities for all stages of project construction.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	independent survival. Once the fledglings are capable of independent survival, the burrow can be destroyed. *Implementation of this mitigation shall occur prior to grading or site clearing activities. The City of Tracy shall be responsible for monitoring and a qualified biologist shall conduct surveys and relocate owls as required.*			
Impact 3.4-5: Project implementation may result in direct or indirect effects on special-status plant species.	*Mitigation Measure 3.4-2: Prior to any activities that would result in disturbance to the irrigation ditches, the City shall consult with the SJCOG TAC to determine the appropriate mitigation measures that must be implemented to comply with requirements of the SJMSCP and avoid impacts to special status plant species. If it is determined that the irrigation ditches contain special status plants that are covered by the SJMSCP, the City shall secure an authorization for an incidental take by remitting all appropriate fees to the San Joaquin Council of Governments and incorporating all Incidental Take Minimization Measures into the project design and construction phase. If it is determined that the irrigation ditches contain special status plants that are not covered by the SJMSCP, the City shall either avoid the project area, or seek consultation with the appropriate regulatory agency (CDFG or USFWS) for the appropriate permits and mitigation measures. If it is determined that the irrigation ditches do not contain special status plants then no additional action is necessary.* *Implementation of this mitigation shall occur prior to grading or site clearing activities. The City of Tracy shall be responsible for monitoring and a qualified botanist shall conduct surveys as required.*	City of Tracy and the SJCOG	Prior to any grading or other site disturbing activities.	
Impact 3.4-8: Project implementation may result in adverse effects on protected wetlands through direct removal, filling, hydrological interruption, or other means.	*Mitigation Measure 3.4-3: Prior to any activities that would result in removal, fill, or hydrologic interruption of the irrigation ditches, a formal wetland delineation shall be performed by a qualified biologist and submitted to the USACE for verification. If the USACE determines that the irrigation ditches are jurisdictional and that the project activities would result in a fill, the City shall secure an authorization of the fill through the Section 404 permit process.* *Mitigation Measure 3.4-4: Prior to any activities that would result in removal, fill, or hydrologic interruption of the irrigation ditches, the City shall consult with the CDFG to determine if the activities are subject to Section 1601 of the Fish and Game Code. If the CDFG determines that the project activities are subject to these regulations, the City shall secure an*	City of Tracy	Prior to any activities that would result in removal, fill, or hydrologic interruption of the irrigation ditches.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	authorization of the activities through a Streambed Alteration Agreement.			
CULTURAL RESOURCES				
Impact 3.5-1: Project implementation may cause a substantial adverse change to a significant historical or archaeological resource, or directly or indirectly destroy or disturb a unique paleontological resource or human remains.	*Mitigation Measure 3.5-1: If any prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.* • *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.* • *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.* • *If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*	City of Tracy	During all stages of project grading and construction activities.	
GEOLOGY AND SOILS				
Impact 3.6-3: The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project	*Mitigation Measure 3.6-1: In accordance with the California Building Code (Title 24, Part 2) Section 18O4A.3 and A.5, and the requirements of Tracy General Plan Objective SA-1.1, Policy 1, liquefaction and seismic settlement potential shall be addressed in the design level geotechnical engineering investigations. The City's Building Division of the Development and*	City of Tracy	Prior to issuance of Building Permits.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
implementation, and potentially result in liquefaction.	*Engineering Services Department shall ensure that all the pertinent sections of the California Building Code shall be adhered to in the construction of buildings and stadiums on site, and that all appropriate measures are implemented in order to reduce the risk of liquefaction and seismic settlement prior to the issuance of a Building Permit.*			
Impact 3.6-4: The proposed project would be located on expansive soil creating substantial risks to life or property	*Mitigation Measure 3.6-2: During excavation activities and prior to the placement of fill on the site, a certified geotechnical engineer shall be retained by the City to evaluate subgrade soils for the extent of their expansive potential in areas where buildings or stadium seating are proposed. For areas found to contain soft, potentially expansive clays, the soil shall be removed (i.e., over excavated) and/or stabilized prior to the placement and compaction of fill. Stabilization techniques include, but are not limited to, the placement of 18 inches of ½-inch to ¾-inch crushed rock over stabilization fabric (such as Mirafi 500X or equivalent), placement of larger, angular stabilization rock (1-inch to 3-inch, clean) and use of chemical treatments such as lime to reduce the soil's expansive potential. In addition, building construction alternatives, such as the use of alternative foundation types (i.e., post-tension, piles, etc.) versus end-bearing foundations, shall be considered and implemented where appropriate. Final techniques shall be (a) developed by a certified geotechnical engineer or engineering geologist and (b) reviewed and approved by the City prior to issuance of building permits for each stage of project construction.*	City of Tracy	During excavation activities and prior to the placement of fill on the site.	
HAZARDS AND HAZARDOUS MATERIALS				
Impact 3.7-1: Project implementation could result in impacts from the transport, use, disposal, release, emission, or handling of hazardous materials, or from being included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	*Mitigation Measure 3.7-1: All wells located on the project site shall be properly abandoned under the San Joaquin County guidelines if they will not be used any longer. Prior to any grading activities, the City shall sample and test the soils for possible persistent pesticide residuals.*	City of Tracy and San Joaquin County	Prior to the abandonment of any on-site wells.	
Impact 3.7-4: Project implementation may expose people or structures to a risk of	*Mitigation Measure 3.7-2: The City shall ensure that the Passive Recreation Area is mowed on a regular basis in order to maintain a 4-inch mow-height of the vegetation within 50 feet of the adjacent residential parcels to the*	City of Tracy	Throughout all stages of project	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
loss, injury or death from wildland fires.	*south of the project site. The mowing schedule and maintenance of the fire break shall be coordinated with, and approved by the Tracy Fire Department. The City shall also ensure that the Passive Recreation Area remains accessible to emergency vehicles.*		operation throughout the life of the project.	
HYDROLOGY AND WATER QUALITY				
Impact 3.8-1: Implementation of the project may significantly increase storm water runoff rates generated within the project site when compared with existing conditions	*Mitigation Measure 3.8-1: Prior to ground disturbing activities, the City of Tracy shall prepare a detailed site drainage and stormwater detention plan. The Plan shall include calculations regarding the anticipated volume of stormwater runoff generated by the project, and shall include plans for the retention/detention of stormwater runoff on the project site. Calculations shall be consistent with the current version of the City's Manual of Stormwater Quality Control Standards for New Development and Redevelopment. The stormwater detention facilities shall be designed with adequate capacity to ensure that that stormwater generated on the project site during a peak storm event is retained at a rate that will ensure that discharges from the site do not exceed pre-construction levels. All detention facilities shall be developed in conformance with the City's standards, including the standards identified in the City's Manual of Stormwater Quality Control Standards for New Development and Redevelopment. The Plans and Specifications of the proposed retention facilities should meet the standards of the City of Tracy Development and Engineering Services Department as an adequate engineering product.* *The construction of stormwater detention facilities may be phased to correspond with development of the project site over time, provided that adequate detention is provided at all times to ensure that runoff from the site does not exceed pre-construction levels.*	City of Tracy	Prior to ground disturbing activities.	
Impact 3.8-2: Implementation of the project would introduce constituents and pollutants typically associated with urban development into storm water runoff generated within the project site, which may impact surface water quality in the project area.	*Mitigation Measure 3.8-2: Construction: The City shall ensure that the development of the project site shall incorporate the construction of one or more on-site retention basins to capture site runoff in conformance with City Design Standards as described in MM 3.8-1. In addition, site construction and maintenance practices shall adhere to any and all applicable provisions and ordinances resulting from the City's implementation of its SWMP, to the extent to which they exist at the time of construction and/or maintenance activities. The following list is intended as an outline summary and the City may impose additional requirements:* • *Non-Structural BMPs*	City of Tracy	Plans shall be prepared prior to any grading or construction activities. BMPs and site cleaning activities shall be maintained throughout the	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	• Minimizing Disturbance *• Preserving Natural Vegetation (where possible)* *• Good Housekeeping, e.g., daily clean-up of construction site* • *Structural BMPs* • *Erosion Controls* *• Mulch* *• Grass* *• Stockpile Covers* • *Sediment Controls* *• Silt Fence* *• Inlet Protection* *• Check Dams* *• Stabilized Construction Entrances* *• Sediment Traps* *Mitigation Measure 3.8-3: Post-Construction: The project shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that includes specific types and sources of stormwater pollutants, determine the location and nature of potential impacts, and specify appropriate control measures to eliminate any potentially significant impacts on receiving water quality from stormwater runoff. The SWPPP shall require treatment BMPs that incorporate, at a minimum, the required hydraulic sizing design criteria for volume and flow to treat projected stormwater runoff. The SWPPP shall comply with the most current standards established by the Central Valley RWQCB. Best Management Practices shall be selected from the City's Manual of Stormwater Quality Control Standards for New Development and Redevelopment according to site requirements and shall be subject to approval by the City Engineer and Central Valley RWQCB.* *At least 85 to 90 percent of annual average stormwater runoff from the site shall be treated per the standards in the 1003 California Stormwater Best Management Practice New Development and Redevelopment Handbook. Drainage from all paved surfaces, including streets, parking lots, driveways,*		operational life of the project.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	and roofs shall be routed either through swales, buffer strips, or sand filters or treated with a filtering system prior to discharge to the storm drain system. Landscaping shall be designed to effect some treatment, along with the use of a Stormwater Management filter to permanently sequester hydrocarbons, if necessary. Roofs shall be designed with down spouting into landscaped areas, bubbleups, or trenches. Driveways shall be curbed into landscaping so runoff drains first into the landscaping. Permeable pavers and pavement shall be utilized to construct the facilities, where appropriate. *Mitigation Measure 3.8-4: Post-Construction: :After project completion, the City or successor shall properly maintain parking lots and other paved areas, by sweeping or other appropriate means, to prevent the majority of litter from washing into storm drains.*			
Impact 3.8-3: Implementation of the project would place new structures within the 100-year floodplain.	*Mitigation Measure 3.8-5: Design of the project shall be consistent with the requirements of Chapter 9.52, Floodplain Regulations, of the Municipal Ordinance. Project design is anticipated to include the following:* • *All structures are required to be one foot above the base flood as determined by the appropriate FEMA FIRM Map.* • *Soils suitable for building pad construction (as determined by a qualified engineer), shall be imported to the project site as-needed in order to ensure that all building and structure pads are elevated to levels necessary to meet City requirements.*	City of Tracy	Prior to design approval.	
NOISE				
Impact 3.10-1: Short-term construction-generated noise levels associated with the proposed project could result in a substantial temporary increase in ambient noise levels at nearby noise-sensitive land uses. Short-term increases in ambient noise levels may result in increased levels of annoyance and activity interference at nearby noise-sensitive land uses.	*Mitigation Measure 3.10-1: The following mitigation measures shall be implemented:* *a) Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Construction activities shall be prohibited on Sundays and federal holidays.* *b) Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations.* *c) Construction equipment staging areas shall be located at the furthest*	City of Tracy	During all grading and construction activities throughout all stages of site development.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	distance possible from nearby noise-sensitive land uses.			
Impact 3.10-2: Noise associated with the proposed onsite recreational uses would exceed applicable noise standards at nearby residential land uses.	*Mitigation Measure 3.10-2: The following mitigation measures shall be implemented:* *a) Prior to the issuance of an electrical permit for an public address systems proposed for playing fields within the project site, the City of Tracy shall test the sound system to ensure that it does not generate noise levels in excess of 75dB Leq at the property lines.* *b) Onsite exterior recreational activities shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.* *c) Landscape maintenance activities shall be limited to between the hours of 7:00 a.m. and 10:00 p.m., Monday through Saturday. Landscape maintenance activities shall be prohibited on Sundays and federal holidays.*	City of Tracy	Prior to issuance of an electrical permit for the public address system. Hours of operation restrictions shall apply throughout the operational life of the project.	
Impact 3.10-5: Projected on-site transportation noise levels at proposed on-site recreational uses would not exceed the City's "normally acceptable" noise exposure standards for land use compatibility. However, depending on final site design of the proposed future expansion area, it is conceivable that noise sensitive land uses, such as a potential library, could be located within the projected future 60 dBA CNEL/L_{dn} noise contour of Corral Hollow Road, which would exceed the City's "normally acceptable" noise criteria for land use compatibility.	*Mitigation Measure 3.10-5: The following mitigation measures shall be implemented:* *a) Noise sensitive uses, such as a library, shall be located in excess of 70 feet from the roadway centerline of Corral Hollow Road; or,* *Future noise sensitive land uses, such as a library, shall be designed to ensure that predicted background interior noise levels would not exceed a "normally acceptable" interior noise level of 45 dBA CNEL/L_{dn}.*	City of Tracy	Prior to the construction of on-site noise sensitive uses (i.e., library).	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
PUBLIC SERVICES				
Impact 3.11-1: Implementation of the proposed project would not result in impacts to fire protection services and would not require the construction of new fire protection facilities.	*Mitigation Measure 3.11-1: Prior to City approval of the final infrastructure plans and construction documents for the Holly Sugar Sports Park, the City shall include the location and specifications of all fire hydrants, to the satisfaction of the Tracy Fire Department. The final infrastructure plans and construction documents for the project shall include hydrants with adequate fire-flow that are spaced appropriately throughout the project site, to the satisfaction of the Tracy Fire Department.*	City of Tracy	Prior to approval of final infrastructure plans. Improvements noted on all construction documents	
TRANSPORTATION AND CIRCULATION				
Impact 3.12-2: Project implementation would result in unacceptable levels of service at the intersection of Larch Road/Tracy Boulevard (Intersection #4).	*Mitigation Measure 3.12-2: The following mitigation measures would improve operations at the Larch Road/Tracy Boulevard intersection to an acceptable level:* • *Install traffic signal and optimize signal timings during the PM and Saturday peak hour. Optimization of traffic signal timings shall include determination of green time allocation for each intersection approach relative to the approach traffic volumes.* *The City of Tracy shall be responsible for the intersection improvement, acquisition of right-of-way, and the construction of this improvement.*	City of Tracy	Prior to completion of the Active Sports Park site.	
Impact 3.12-3: Project implementation would result in unacceptable levels of service at the intersection of I-205 Westbound Ramps/Tracy Boulevard (Intersection #5)	*Mitigation Measure 3.12-3: The following mitigation measures would improve operations at the I-205 westbound Ramps/Tracy Boulevard intersection to an acceptable level:* • *Widen westbound approach to provide one shared through/right-turn/left-turn lane and one right-turn lane.* • *Optimize signal timings.* *The study intersection is under the exclusive jurisdiction of Caltrans (Streets and Highways Code, Section 90). As such, the City intends on making a finding that these mitigation measures can and should be adopted by Caltrans. Additionally, the City is not aware of any plan, enforceable by the City, that would insure funding of these mitigation measures.*	Caltrans	Prior to completion of the Active Sports Park site.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
Impact 3.12-6: Under cumulative conditions project implementation would contribute to unacceptable levels of service at the intersection of Larch Road/Corral Hollow Road (Intersection #1).	*Mitigation Measure 3.12-5: The following mitigation measures would improve operations at the Larch Road/Corral Hollow Road intersection to an acceptable level:* *Provide intersection improvements needed to accommodate cumulative background growth; these improvements are listed in Table 3.12-18. The addition of project traffic would not require additional improvements, aside from those listed in Table 3.12-18, to meet the LOS D standard.*	City of Tracy	Prior to buildout of the Future Expansion Area.	
Impact 3.12-7: Under cumulative conditions project implementation would contribute to unacceptable levels of service at the intersection of Larch Road/Tracy Boulevard (Intersection #4).	*Mitigation Measure 3.12-7: The following mitigation measures would improve operations at the Larch Road/Tracy Boulevard intersection to an acceptable level:* • *Provide intersection improvements needed to accommodate cumulative background growth; these improvements are listed in Table 3.12-18. The addition of project traffic would require additional improvements, aside from those listed in Table 3.12-18, to meet the LOS D standard:* o *Widen the eastbound approach to provide one left-turn lane, two through lanes with a 400 foot receiving/acceleration lane on eastbound Larch Road, and a free-right turn lane.* o *Widen the northbound approach to provide two left-turn lanes, two through lanes with a 400 foot receiving/acceleration lane on northbound Tracy Boulevard, and a right-turn lane.* o *Optimize signal timings.*	City of Tracy	Prior to buildout of the Future Expansion Area.	
Impact 3.12-8: Under cumulative conditions project implementation would contribute to unacceptable levels of service at the intersection of I-205 Westbound Ramps/Tracy Boulevard (Intersection #5).	*Mitigation Measure 3.12-8: The following mitigation measures would improve operations at the I-205 westbound Ramps/Tracy Boulevard intersection to an acceptable level:* • *Widen northbound approach to provide a second left-turn lane.* • *Widen westbound approach to provide one shared through/left-turn lane and one free right-turn lane with a receiving/acceleration lane greater than 100 feet in length on northbound Tracy Boulevard.* • *Optimize signal timings.*	Caltrans	Prior to buildout of the Future Expansion Area.	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
Impact 3.12-9: Under cumulative conditions project implementation would contribute to unacceptable levels of service at the I-205 Eastbound Ramps/Tracy Boulevard (Intersection #6).	*Mitigation Measure 3.12-9: The following mitigation measures would improve operations at the I-205 eastbound Ramps/Tracy Boulevard intersection to an acceptable level:* • *Widen northbound approach to provide two through lanes and a right-turn lane.* • *Widen southbound approach to provide two through lanes and two left-turn lanes.* • *Widen eastbound approach to provide one left-turn lane, one shared right-through lane, and one right-turn lane.* • *Optimize signal timings.*	Caltrans	Prior to buildout of the Future Expansion Area.	
Impact 3.12-15: The proposed project does not include plans for pedestrian and bicycle access.	*Mitigation Measure 3.12-15: The following mitigation measures would improve pedestrian and bicycle access to the project site:* • *When roadway improvements are made to the frontage on Tracy Boulevard and Corral Hollow that extend to Larch Road, the City shall provide sidewalks along project site as funding becomes available. In addition, pedestrian access points that provide direct access to the active sports park, future expansion area, and the passive-recreation area should be provided on Tracy Boulevard and Corral Hollow Road.* • *The City shall provide a Class III bike route along Tracy Boulevard that would connect to the planned Class III bike route at Clover Road when that bike route is constructed in the future. The recommended Class III route would also provide access to the existing Class III route on Larch Road, east of Tracy Boulevard.* • *The City shall provide bicycle parking spaces at each of the surface parking lots that equate to five percent of the number of provided vehicle parking spaces. Overall, the site should provide a total of at least 147 bicycle parking spaces. Bicycle parking stalls should conform to City Code design standards and should be located near the sport field facilities.*	City of Tracy	Sidewalks shall be constructed concurrent with improvements to the frontage on Tracy Boulevard and Corral Hollow Road. Bicycle parking shall be installed during parking lot construction for all phases of project development.	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
Impact 3.12-17: Construction traffic may result in temporary impacts to roadway and intersection operations.	*Mitigation Measure 3.12-17: The following mitigation measures would reduce impacts from construction related traffic:* *The City shall require the preparation and implementation of construction traffic management plans for the proposed project. The construction traffic management plans should include the following items:* • *A map documenting material and equipment staging and storage locations for all phases of construction* • *A map documenting worker parking locations for all phases of construction* • *A construction schedule that outlines days and hours of construction to limit noise impacts* • *Signage plans relating to any temporary lane closures on public streets* • *Notification procedures for adjacent businesses, residents, and public safety personnel for all major deliveries, detours, and street closures that will affect traffic in the vicinity of the development* • *Provisions for monitoring surface streets designated as truck routes so that any damage and debris attributed to the trucks can be identified and corrected* • *Signage plans documenting any detours for bicycle and pedestrian traffic* *Additionally, all staging and parking related to construction shall take place on-site. The City should also water down the site to reduce dust due to construction vehicles. The City will develop a construction management plan prior to any construction activities on-site.*	City of Tracy	Prior to construction activities for all phases of project development.	

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June 9, 2010

RESOLUTION_____

RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT DESIGNATING THE HOLLY SUGAR SPORTS PARK SITE AS PARK, INTRODUCE AN ORDINANCE AMENDING ARTICLE 15 OF CHAPTER 10.08 OF TITLE 10 OF THE TRACY MUNICIPAL CODE TO ADD A NEW ZONING DISTRICT OF PARK AND TO ZONE THE HOLLY SUGAR SPORTS PARK SITE AS PARK, AND PREZONING AND PETITION TO LAFCO FOR ANNEXATION OF THE HOLLY SUGAR SPORTS PARK SITE TO THE CITY OF TRACY - CITY INITIATED
APPLICATION NUMBERS GPA10-0002, ZA10-0003, AND A/P09-0001

WHEREAS, On July 1, 2008, City Council selected the Holly Sugar site as the preferred location to address the community's needs for youth sports facilities; and

WHEREAS, The Holly Sugar Sports Park site is located on City-owned property between Tracy Boulevard and Corral Hollow Road, north of Larch Road, and south of Sugar Road, Assessor's Parcel Number 212-150-01; and

WHEREAS, The Holly Sugar Sports Park project consists of the construction and operation of an approximately 298-acre park, which would include an approximately 166-acre active sports park facility, approximately 86 acres of passive recreation area, and approximately 46 acres of future expansion area; and

WHEREAS, A General Plan Amendment (both to the text and the Land Use Designation Map) is necessary to change the General Plan designation of the Holly Sugar Sports Park site from Agriculture (Ag) to Park (P), Application Number GPA10-0002; and

WHEREAS, A Zoning Ordinance Amendment is necessary to establish a Park (P) zone district and to apply it to the Holly Sugar Sports Park site on the Zoning Map, Application Number ZA10-0003; and

WHEREAS, The Holly Sugar Sports Park site is proposed to be annexed into the City of Tracy and prezoned as Park Zone (P); and

WHEREAS, The Planning Commission recommended that the City Council certify the Final Environmental Impact Report ("FEIR") for the Holly Sugar Sports Park (SCH No. 2008122103) by Resolution No. PC 2010-_____; and

WHEREAS, The FEIR was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA") and is incorporated herein by reference; and

WHEREAS, The Planning Commission held a duly noticed public hearing on June 9, 2010 to consider recommendations to City Council regarding a General Plan Amendment, Zoning Ordinance Amendment, and prezoning and annexation of the Holly Sugar Sports Park site;

NOW, THEREFORE BE IT RESOLVED as follows:

1. General Plan Amendment Approval. The Planning Commission recommends that the City Council approve a General Plan Amendment designating the Holly Sugar Sports Park site as Park, Application Number GPA10-0002, which is attached to the June 9, 2010 Planning Commission Staff Report as Attachment "E".

2. Zoning Ordinance Amendment. The Planning Commission recommends that the City Council introduce an ordinance amending Article 15 of Chapter 10.08 of Title 10 of the Tracy Municipal Code to add a new zoning district of Park and to zone the Holly Sugar Sports Park site as Park, Application Number ZA10-0003, which is attached to the June 9, 2010 Planning Commission Staff Report as Attachment "F".

3. Prezoning and Annexation. The Planning Commission recommends that the City Council prezone the Holly Sugar Sports Park site as Park Zone (P) and further recommends that the City petition LAFCO for annexation of the property.

* *

The foregoing Resolution No. PC 2010-_____ was adopted by the Planning Commission of the City of Tracy on the 9th day of June 2010, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

June 9, 2010

AGENDA ITEM 2-B

REQUEST

REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2010-2011 THROUGH FISCAL YEAR 2014-2015 - APPLICATION NUMBER DET10-0003

DISCUSSION

Background

Government Code Section 65103(c) requires the City's planning agency to annually review its Capital Improvement Program (CIP) for its consistency with the City's General Plan. The City adopts a Capital Improvement Program, which is a comprehensive multi-year plan for the development of the City's capital facilities and improvements. The plan identifies all capital maintenance, facilities, and improvements needed within the next several years.

Analysis

The City's CIP is a list of proposed expenditures from construction, maintenance, and improvements to capital facilities including streets, buildings, infrastructure, parks, the airport, and other public facilities. The proposed CIP for fiscal year 2010-2011 through 2014-2015 are divided into the following categories:

- General Government and Public Safety Facilities
- Traffic Safety
- Streets and Highways
- Wastewater Improvements
- Water Improvements
- Drainage Improvements
- Airport and Transit Improvements
- Parks and Recreation Improvements

The following analysis provides a brief description of each CIP project category, the types of projects contained therein, and the description of consistency with the City's General Plan goals, policies and actions. A project is considered to be consistent with the General Plan if it furthers the Plan's objectives and policies and does not obstruct from their attainment.

General Government and Public Safety Facilities

This category includes the new construction, maintenance and rehabilitation of City facilities, including new fire stations, and a proposed animal shelter. Upgrades and maintenance of existing facilities, as well as vehicle and equipment purchases and replacements are also included. The projects described above are consistent with and implement the following goals and objectives found in the Public Facilities and Services Element and Safety Element of the General Plan.

***Report of General Plan Consistency*:**

Objective PF-4.1	Support the needs of the community through the construction and maintenance of public buildings, such as City Hall, community centers, libraries and the public works facility.
Goal OSC- 5	Efficient use of energy resources throughout the City of Tracy

Traffic Safety

This category involves the maintenance and upgrading of the City's existing traffic control system as well as the installation of new signals and improvements to ensure adequate, safe, and efficient movement of traffic throughout the City. The projects described above are consistent with and implement the following objectives and policies found in the Circulation Element of the General Plan.

Report of General Plan Consistency:

Objective CIR-1.6	Maximize traffic safety for automobile, transit, bicycle users, and pedestrians.
Policy CIR-1 P2	New development shall implement traffic calming measures where necessary so long as connectivity is not diminished.

Streets and Highways

The Streets and Highways category of projects encompasses roadway construction, reconstruction, and widening, as well as patching and repavement, and interchange improvements. The projects described above are consistent with and implement the following goals and objectives found in the Circulation Element of the General Plan.

Report of General Plan Consistency:

Goal CIR-1	A roadway system that provides access and mobility for all of Tracy's residents and businesses while maintaining the quality of life in the community.
Objective CIR-1.3	Adopt and enforce LOS standards that provide a high level of mobility for its residents and accessibility for residents and workers.

Wastewater Improvements

Maintenance of and improvements to the City's wastewater infrastructure and treatment facility are included in this category. Some specific improvements include upgrades and replacement of sewer lines, odor control measures, and the wastewater treatment plant expansion. The projects described above are consistent with and implement the following objective found in the Public Facilities and Services Element of the General Plan.

Report of General Plan Consistency:

Objective PF-7.3	The approval of new development shall be conditioned on the availability of sufficient capacity in the wastewater collection and treatment system to serve the project.

Water Improvements

Water projects include new facilities, as well as replacement and upgrades to pump stations, wells, and water lines. The projects described above are consistent with and implement the following goals and objectives found in the Public Facilities and Services Element of the General Plan.

***Report of General Plan Consistency*:**

Goal PF-6	Adequate supplies of water for all types of users.
Objective PF-6.2	Provide adequate water infrastructure facilities to meet current and future populations.

Drainage Improvements

This category of projects includes improvements and maintenance to the City's storm drain system. These encompass the Westside Channel, storm drain lines, pond removals, and other drainage improvements. The projects described above are consistent with and implement the following objective found in the Public Facilities and Services Element of the General Plan.

Report of General Plan Consistency:

Objective PF-8.2	Provide effective storm drainage facilities for development projects.

Airport and Transit Improvements

The maintenance and upgrades to the Tracy Airport and bus and multi-modal transit systems are included in this category. Some projects include the Multi-modal transit station, as well as bus stop improvements, and new improvements, maintenance and upgrades to the airport facilities. The projects described above are consistent with and implement the following goals and objectives found in the Public Facilities and Services Element and Circulation Element of the General Plan.

Report of General Plan Consistency:

Objective CIR-1.6	Maximize traffic safety for automobile, transit, bicycle users, and pedestrians.
Goal CIR-4	A balanced transportation system that encourages the use of public transit and high occupancy vehicles.

Parks and Recreation Improvements

This category consists of park construction, improvements and maintenance. Some recreational improvements include the aquatic center and the Youth Sports Facility on the Holly Sugar Site. The projects described above are consistent with and implement the following goals and objectives found in the Public Facilities and Services Element and Circulation Element of the General Plan.

Report of General Plan Consistency:

Goal PF-4	Public buildings that are a source of civic pride for all residents.
Objective CIR-3.1	Achieve a comprehensive system of citywide bikeways and pedestrian facilities.

Environmental Document

This report of consistency with the City's General Plan is exempt from CEQA, pursuant to CEQA Guidelines Section 15061, stating that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan.

MOTION

Move that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan.

Prepared by Susan Zaca, Planning Intern and Victoria Lombardo, Senior Planner

Reviewed by Bill Dean, Assistant Director of Development and Engineering, and Kul Sharma, City Engineer

Approved by Andrew Malik, Development and Engineering Services Director

ATTACHMENTS

Attachment A—CIP Project List

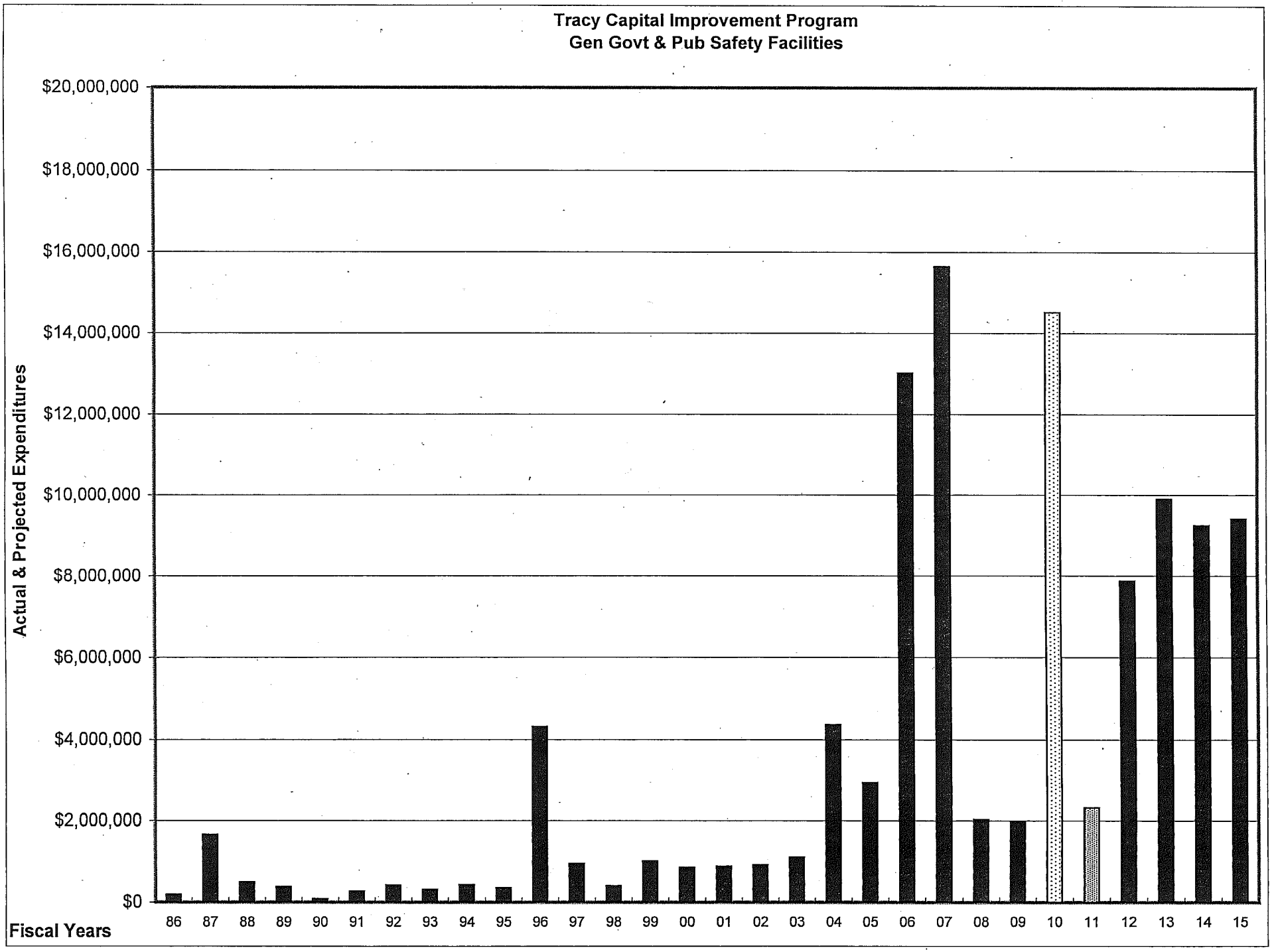
Group 71 - General Government & Public Safety Facilities

FY10-11 CIP Proposed

	by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPRPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
					Proposed Capital Budget					
13	Current Projects	29,214,458	2,538,887	14,506,121	12,169,450	0	4,721,750	1,704,700	1,345,000	4,398,000
16	New Projects	26,543,600	0	0	26,543,600	2,280,000	3,157,000	8,200,600	7,900,000	5,006,000
29	Totals	55,758,058	2,538,887	14,506,121	38,713,050	2,280,000	7,878,750	9,905,300	9,245,000	9,404,000
	by Funding Sources									
	F101-General	0	0	0	0	0	0	0	0	0
	F26x-Com Dev Block G	200,000	0	0	200,000	0	50,000	50,000	50,000	50,000
	F301-General Projects	19,838,930	2,317,747	6,426,083	11,095,100	320,000	802,000	4,230,100	1,345,000	4,398,000
	F314-Infill Bldgs & Eqpt	2,454,000	0	914,600	1,539,400	0	930,400	0	0	609,000
	F324-Gen Fac - Plan "C	2,497,103	27,117	829,656	1,640,330	0	711,330	0	0	929,000
	F344-RSP Pub Bldgs	2,298,200	0	828,000	1,470,200	0	0	0	0	1,470,200
	F351-NE Indus Area #1	445,320	0	380,800	64,520	0	3,420	61,100	0	0
	F352-So MacArthur Are	452,300	0	137,900	314,400	0	98,400	0	0	216,000
	F353-I205 Area Spec Pl	2,457,400	0	2,457,400	0	0	0	0	0	0
	F354-ISP South Area	2,006,600	0	0	2,006,600	0	151,200	692,100	0	1,163,300
	F355-Presidio Area	102,700	0	96,900	5,800	0	5,800	0	0	0
	F356-Tracy Gateway Ar	995,500	0	0	995,500	0	427,000	0	0	568,500
	F357-NE Indus Area #2	331,200	0	331,200	0	0	0	0	0	0
	F245-Gas Tax	75,000	0	75,000	0	0	0	0	0	0
	F521-Wastewater	25,000	0	25,000	0	0	0	0	0	0
	F605-Equipment Acquis	501,582	0	501,582	0	0	0	0	0	0
	Federal & State Grants	7,355,223	194,023	502,000	6,659,200	1,960,000	4,699,200	0	0	0
	Tracy Rural Fire District	1,000,000	0	1,000,000	0	0	0	0	0	0
	Future Developments	12,722,000	0	0	12,722,000	0	0	4,872,000	7,850,000	0
		55,758,058	2,538,887	14,506,121	38,713,050	2,280,000	7,878,750	9,905,300	9,245,000	9,404,000

Projects Requiring
7 New Funding
0 in FY10-11
3 Projects Becoming Active in FY10-11

CIP Expenditures				
	in FY08-09 >>	1,962,980	13,771,800	New Appropriations
	in FY07-08 >>	2,032,335	734,321	Carryovers from FY09
	in FY06-07 >>	15,641,040	0	Deferrals
	in FY05-06 >>	13,026,220	0	Supplementals


Tracy Capital Improvement Program
Gen Govt & Pub Safety Facilities
Actual & Projected Expenditures
$20,000,000
$18,000,000
$16,000,000
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$0
Fiscal Years
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15

Group 71 - General Government & Public Safety Facilities

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPRPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS					Proposed Capital Budget						
71027	Retrofit Water Towers - Civic Center	330,000	F301-General Projects	0	0	330,000	0	0	330,000	0	0	Jun 13 Priority C Deferred to FY12-13
71033	Monitoring UG Tanks - 6 locations	672,375	F301-General Projects	31,475	46,877	0	0	0	0	0	0	Jun 12 Priority B Monitoring Underway
			State Grant	194,023	0	300,000	0	300,000	0	0	0	
			F245-Gas Tax	0	75,000	0	0	0	0	0	0	
			F521-Wastewater	0	25,000	0	0	0	0	0	0	
71035	City Hall Vehicles - New Development	97,503	F324-Gen Fac - Plan "C	23,773	0	44,730	0	44,730	0	0	0	Jun 12 New Equipment
			F352-So MacArthur Are	0	0	7,000	0	7,000	0	0	0	
			F354-ISP South Area	0	0	16,200	0	16,200	0	0	0	
			F355-Presidio Area	0	0	5,800	0	5,800	0	0	0	
71050	Public Safety Radio Tower	506,925	F301-General Projects	36,925	0	470,000	0	0	470,000	0	0	Apr 13 Priority B5 Deferred to FY12-13
71052	Police Radio Repeater & Tower - SMPA	18,300	F352-So MacArthur Are	0	0	18,300	0	18,300	0	0	0	Apr 12 Deferred to FY11-12
			Future Developments	0	0	0	0	0	0	0	0	
71053	Building Renovation - Old City Hall Parts B & C	2,008,553	F301-General Projects	2,008,553	0	0	0	0	0	0	0	Mar 09 Work Completed
71054	Expansion Pub Works Facility	9,024,820	F301-General Projects	211,878	488,122	6,795,100	0	482,000	570,100	1,345,000	4,398,000	Jun 14 Priority A10 Expansion Design Underway
			F324-Gen Fac - Plan "C	3,344	829,656	0	0	0	0	0	0	
			F351-NE Indus Area #1	0	58,800	3,420	0	3,420	0	0	0	
			F352-So MacArthur A F	0	137,900	5,100	0	5,100	0	0	0	
			F354-ISP South Area	0	0	334,600	0	0	334,600	0	0	
			F355-Presidio Area	0	96,900	0	0	0	0	0	0	
			F357-NE Indus Area #2	0	60,000	0	0	0	0	0	0	
71059	Facility Repairs - Animal Shelter	50,000	F301-General Projects	28,916	21,084	0	0	0	0	0	0	Jun 09 Work Completed

(Continued)

Group 71 - General Government & Public Safety Facilities

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPRPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
71061	New Fire Station -	4,000,000	F353-I205 Area Spec P	0	2,457,400	0	0	0	0	0	0	Jun 12
	Relocate Station #96 -		F314-Infill Buildings	0	714,600	0	0	0	0	0	0	Design Underway
	West Grant Line Rd		F344-RSP Pub Bldgs	0	828,000	0	0	0	0	0	0	
71062	New Fire Station -	4,343,200	F301-General Projects	0	2,750,000	0	0	0	0	0	0	Jun 12
	Relocate #92 - Banta		F351-NE Indus Area #1	0	322,000	0	0	0	0	0	0	Design Underway
	East Grant Line Rd		F357-NE Indus Area #2	0	271,200	0	0	0	0	0	0	
			Tracy Rural Fire District	0	1,000,000	0	0	0	0	0	0	
71063	Police CAD/RMS	3,301,582	F301-General Projects	0	2,800,000	0	0	0	0	0	0	Jun 11 Priority A3
	Replacement		F605-Eqpt Acquisition	0	501,582	0	0	0	0	0	0	Replace & Expan
71064	New Animal Shelter	4,441,200	F301-General Projects	0	100,000	0	0	0	0	0	0	Jun 12 Priority A20
			Grant Funding	0	502,000	3,839,200	0	3,839,200	0	0	0	New Facility
71065	Added Parking -	420,000	F301-General Projects	0	220,000	0	0	0	0	0	0	Apr 10
	Civic Center Area		F356-Tracy Gateway Ar	0	0	0	0	0	0	0	0	Work Underway
			F314-Infill Buildings	0	200,000	0	0	0	0	0	0	
13	Totals Current Projects	29,214,458		2,538,887	14,506,121	12,169,450	0	4,721,750	1,704,700	1,345,000	4,398,000	

Group 71 - General Government & Public Safety Facilities

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPRPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS						Proposed Capital Budget					
71PP-001	ADA Compliance - City Buildings, Future Phases	200,000	F26x-Com Dev Block G	0	0	200,000	0	50,000	50,000	50,000	50,000	Phased Annual Program Rehabilitation
71PP- 003	Police Technical Facility Boyd Service Center	1,000,000	F301-General Projects	0	0	1,000,000	0	0	1,000,000	0	0	Jun 13 Priority B12 Expansion
71PP- 038	New Fire Station - Tracy Hills	7,850,000	F301-General Projects	0	0	0	0	0	0	0	0	Jun 14 Priority D New Facility
			Future Developments	0	0	7,850,000	0	0	0	7,850,000	0	
71PP- 045	Recarpeting/Repainting Police Facility	160,000	F301-General Projects	0	0	160,000	0	0	160,000	0	0	Sep 13 Priority C1 Replacement
71PP- 052	Public Safety Facilities Tracy Gateway Share	568,500	F356-Tracy Gateway Ar	0	0	568,500	0	0	0	0	568,500	Jun 15 Priority C New & Expansion
71PP- 053	Police SWAT Equipmen Tracy Gateway Share	15,400	F356-Tracy Gateway Ar	0	0	15,400	0	15,400	0	0	0	Jun 12 Priority B New Equipment
71PP- 055	Haz Mat & Rescue Vehicle for Fire Department	560,000	F101-General	0	0	0	0	0	0	0	0	Jun 12 Priority A New Equipment
			Grant Funding	0	0	560,000	0	560,000	0	0	0	
71PP- 058	New Fire Vehicle -	880,000	F314-Infill Buildings	0	0	10,400	0	10,400	0	0	0	Jun 12 Priority B New Equipment
			F324-Gen Fac - Plan "C	0	0	666,600	0	666,600	0	0	0	
			F352-So MacArthur Are	0	0	68,000	0	68,000	0	0	0	
			F354-ISP South Area	0	0	135,000	0	135,000	0	0	0	
71PP- 060	Police Facility Expansion - Civic Center	918,600	F301-General Projects	0	0	500,000	0	0	500,000	0	0	Jun 13 Priority B11 New & Expansion Added $ Required
			F351-NE Indus Area #1	0	0	61,100	0	0	61,100	0	0	
			F354-ISP South Area	0	0	357,500	0	0	357,500	0	0	
71PP- 065	Remodel Police Facility	1,320,000	F301-General Projects	0	0	1,320,000	0	120,000	1,200,000	0	0	Jun 13 Priority B7 Rehabilitation
71PP- 067	New Fire Station - Southwest Tracy	4,084,000	F301-General Projects	0	0	0	0	0	0	0	0	Jun 13 Priority B2 New Facility
			Future Developments	0	0	4,084,000	0	0	4,084,000	0	0	

(Continued)

Group 71 - General Government & Public Safety Facilities

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPRPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
71PP- 068	New Fire Station - Relocate Station #97 - South Tracy	4,387,500	F301-General Projects	0	0	0	0	0	0	0	0	Jun 15 Priority D Replacement
			F314-Infill Buildings	0	0	609,000	0	0	0	0	609,000	
			F344-RSP Pub Bldgs	0	0	1,470,200	0	0	0	0	1,470,200	
			F324-Gen Fac - Plan "C	0	0	929,000	0	0	0	0	929,000	
			F352-So MacArthur Are	0	0	216,000	0	0	0	0	216,000	
			F354-ISP South Area	0	0	1,163,300	0	0	0	0	1,163,300	
71PP- 051	Added Parking - Civic Center Area, Future	2,319,600	F301-General Projects	0	0	200,000	0	200,000	0	0	0	Jun 13 Priority C New & Expansion
			F356-Tracy Gateway A	0	0	411,600	0	411,600	0	0	0	
			F314-Infill Buildings	0	0	920,000	0	920,000	0	0	0	
			Future Developments	0	0	788,000	0	0	788,000	0	0	
71PP- 069	Police Surveillance Camera System	950,000	F301-General Projects	0	0	190,000	190,000	0	0	0	0	Mar 12 Priority A New Equipment
			Grant Funding	0	0	760,000	760,000	0	0	0	0	
71PP- 070	Roof Repairs - Fire Station #96	30,000	F301-General Projects	0	0	30,000	30,000	0	0	0	0	Jun 11 Priority A Rehabilitation
71PP- 071	Solar Panels - Civic Center & Boyd Service Ceneter	1,300,000	F301-General Projects	0	0	100,000	100,000	0	0	0	0	Jun 11 Priority A New Equipment
			Grant Funding	0	0	1,200,000	1,200,000	0	0	0	0	
16	Totals New Projects	26,543,600		0	0	26,543,600	2,280,000	3,157,000	8,200,600	7,900,000	5,006,000	

FY10-11 CIP Proposed

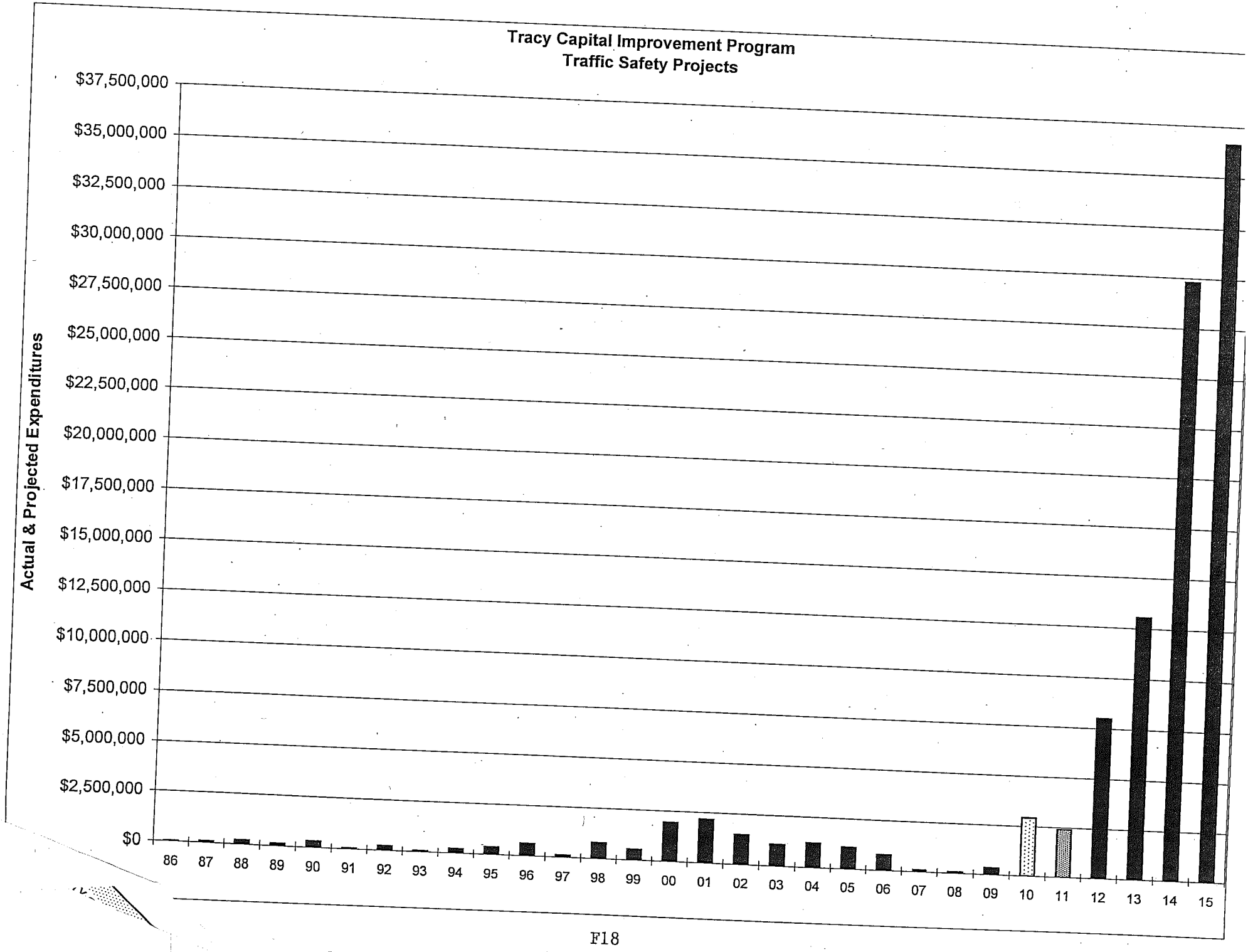
Group 72 - Traffic Safety

	by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
					Proposed Capital Budget					
15	Current Projects	26,596,428	698,560	2,920,968	22,976,900	0	1,524,500	1,686,600	19,765,800	0
55	New Projects	66,943,540	0	0	66,943,540	2,402,640	6,490,300	11,366,100	10,051,500	36,633,000
70	Totals	93,539,968	698,560	2,920,968	89,920,440	2,402,640	8,014,800	13,052,700	29,817,300	36,633,000

Projects Requiring
7 New Funding
0 in FY10-11
7 Projects Becoming Active in FY10-11

by Funding Sources									
F301-General Projects	0	0	0	0	0	0	0	0	0
F242-Transp Sales Ta	40,000	0	0	40,000	0	40,000	0	0	0
F245-Gas Tax	7,260,583	263,315	965,968	6,031,300	1,160,000	2,588,800	1,416,500	816,000	50,000
F313-Infill Arterials	3,983,340	0	0	3,983,340	344,040	540,000	777,900	1,223,200	1,098,200
F323-Arterials Plan "C"	1,935,600	0	0	1,935,600	361,800	319,200	949,800	304,800	0
F343-RSP Arterials	0	0	0	0	0	0	0	0	0
F351-NE Indus Area #	342,000	0	0	342,000	0	342,000	0	0	0
F352-So MacArthur PA	1,359,000	0	0	1,359,000	0	0	50,000	1,309,000	0
F353-I205 Area Spec F	4,875,800	100	0	4,875,700	0	666,400	2,676,000	493,800	1,039,500
F354-Indus SP, South	2,691,701	2,571	5,000	2,684,130	510,000	1,634,130	540,000	0	0
F355-Presidio Area	1,016,700	0	0	1,016,700	0	0	461,900	554,800	0
F356-Tracy Gateway A	2,481,400	0	0	2,481,400	0	192,900	0	0	2,288,500
F357-NE Indus Area #	14,311,000	0	1,500,000	12,811,000	0	385,400	0	12,425,600	0
F381-CDA Projects	0	0	0	0	0	0	0	0	0
Grant Funding	2,721,500	0	450,000	2,271,500	0	312,500	1,000,000	959,000	0
Developer's Contributic	3,532,644	432,574	0	3,100,070	26,800	993,470	1,809,800	0	270,000
Future Developments	46,988,700	0	0	46,988,700	0	0	3,370,800	11,731,100	31,886,800
	93,539,968	698,560	2,920,968	89,920,440	2,402,640	8,014,800	13,052,700	29,817,300	36,633,000

CIP Expenditures			
in FY08-09 >>	347,563	506,000	New Appropriations
in FY07-08 >>	67,313	2,624,968	Carryovers from FY09
in FY06-07 >>	142,377	-210,000	Deferrals
in FY05-06 >>	772,768	0	Supplementals


Tracy Capital Improvement Program
Traffic Safety Projects
Actual & Projected Expenditures
$37,500,000
$35,000,000
$32,500,000
$30,000,000
$27,500,000
$25,000,000
$22,500,000
$20,000,000
$17,500,000
$15,000,000
$12,500,000
$10,000,000
$7,500,000
$5,000,000
$2,500,000
$0
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15

Group 72 - Traffic Safety

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS					Proposed Capital Budget						
72014	Traffic Signal Upgrades I205 area eastside	1,531,776	F353-I205 Area Spec P	100	0	261,300	0	0	261,300	0	0	Jun 13 Priority C Upgrades
			F323-Arterials Plan "C"	0	0	573,600	0	0	573,600	0	0	
			F313-Infill Arterials	0	0	273,900	0	0	273,900	0	0	
			Developer's Contributio	105,076	0	317,800	0	0	317,800	0	0	
72025	Traffic Signal Grant Line & Paradise	342,000	F351-NE Indus Area #1	0	0	342,000	0	342,000	0	0	0	Jun 12 Design Completed
72038	Traffic Signal - Tracy Blvd & Valpico	335,069	F354-Indus SP, South	2,571	5,000	341,530	0	341,530	0	0	0	Dec 04 Work Completed
			Developer's Contributio	327,498	0	-341,530	0	-341,530	0	0	0	Reimbursement Due
72041	Traffic Signal - Lammers & Byron	395,783	F245-Gas Tax	58,283	0	177,500	0	~~177,500~~ 125,000	0	0	0	Jun 12 Priority B
			Grant Funding	0	0	160,000	0	160,000	0	0	0	Phase II in FY11-12
72042	Intersection Imprmts - Schulte & Amaretto	130,000	F245-Gas Tax	73,808	56,192	0	0	0	0	0	0	Jun 11 Row Acquisition Underwa
72050	Traffic Signal - Kavanagh & Corral Hollow	350,000	F245-Gas Tax	3,185	346,815	0	0	0	0	0	0	Dec 11 ROW Acquisiton Underwa
72053	Intersection Imprmts - Tracy Blvd & Sycamore Pkwy	400,000	F245-Gas Tax	0	0	400,000	0	400,000	0	0	0	Jun 12 Priority C Deferred to FY11-12
72056	Signal Modifications - 11th & Lammers	405,000	F356-Tracy Gateway A	0	0	192,900	0	192,900	0	0	0	Dec 12 Priority A
			F245-Gas Tax	0	0	212,100	0	212,100	0	0	0	Deferred to FY11-12
72057	Signal Timing Study & Plan - 4 Major Arterials	140,000	F245-Gas Tax	62,687	77,313	0	0	0	0	0	0	Nov 09 Work Completed
72062	Intersection Improveme I205 & MacArthur	21,525,800	F352-So MacArthur PA	0	0	1,081,000	0	0	0	1,081,000	0	Jun 14 Priority D Expansion
			F355-Presidio Area	0	0	814,800	0	0	260,000	554,800	0	
			F357-NE Indus Area #2	0	1,500,000	12,425,600	0	0	0	12,425,600	0	
			Future Developments	0	0	5,704,400	0	0	0	5,704,400	0	

(Continued)

Group 72 - Traffic Safety

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
72063	Signal Interconnect -	400,000	F245-Gas Tax	44,789	55,211	0	30,000 0	0	0	0	0	Apr 10
	Grant Line, Pombo to MacArthur		Grant Funding	0	300,000	0	120,000 0	0	0	0	0	Work Underway
72064	Signal Interconnect	200,000	F245-Gas Tax	20,563	29,437	0	0	0	0	0	0	Apr 10
	Tracy Blvd, Clover to Tennis		Grant Funding	0	150,000	0	0	0	0	0	0	Work Underway
72065	Traffic Calming - Various Locations	50,000	F245-Gas Tax	0	50,000	0	0	0	0	0	0	Dec 10 Priority B New Installation
72066	Transportation Demand Management Study	40,000	F242-Transp Sales Tax	0	0	40,000	0	40,000	0	0	0	Jun 12 Priority B Study
72067	Signal Modifications - Grant Line Road at East and at Holly	351,000	F245-Gas Tax	0	351,000	0	0	0	0	0	0	Dec 10 Contract Award Aug 09
	Totals											
15	Current Projects	26,596,428		698,560	2,920,968	22,976,900	0	1,524,500	1,686,600	19,765,800	0	

Group 72 - Traffic Safety

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS					Proposed Capital Budget						
72PP- 008	Traffic Striping & Signing Survey	100,000	F245-Gas Tax	0	0	100,000	0	100,000	0	0	0	Jun 13 Priority B Deferred to FY11-12
72PP- 011	Traffic Signal - MacArthur & Mt Diablo	390,000	F245-Gas Tax F354-Indus SP, South	0 0	0 0	390,000 0	0 0	0 0	390,000 0	0 0	0 0	Jun 13 Priority C New Installation
72PP- 012	Traffic Signal - Tracy & Linne Road	540,000	F313-Infill Arterials	0	0	540,000	0	0 0	0 0	540,000 0	0 0	Jun 14 Priority D New Installation
72PP- 013	Traffic Signal - Tracy & Gandy Dancer	540,000	F313-Infill Arterials	0 0	0 0	540,000 0	0 0	540,000 0	0 0	0 0	0 0	Jun 12 Priority B New Installation
72PP- 017	Intersection Improveme Grant Line & Corral Hollow	319,200	F323-Arterials Plan "C"	0	0	319,200	0	319,200	0	0	0	Project Cancelled See 72PP-085
72PP- 021	Traffic Signal Lammers & West Schulte	705,840	F323-Arterials Plan "C" F313-Infill Arterials	0 0	0 0	361,800 344,040	361,800 344,040	0 0	0 0	0 0	0 0	Jun 11 Priority B New Installation
72PP- 022	Traffic Signal Linne & MacArthur	578,800	F323-Arterials Plan "C" F245-Gas Tax	0 0	0 0	361,800 217,000	0 0	0 0	57,000 0	304,800 217,000	0 0	Project Cancelled
72PP- 024	Intersection Improveme Morris Phelps & Schulte Road	337,500	F245-Gas Tax	0	0	337,500	0	0	337,500	0	0	Jun 13 Priority C New Installation
72PP- 025	Traffic Signal Valpico & Sycamore Pkwy	540,000	F354-Indus SP, South	0	0	540,000	0	540,000	0	0	0	Jun 12 Priority B New Installation
72PP- 028	Traffic Signal Grant Line Road & Street "A"	356,500	F353-I205 Area Spec P	0	0	356,500	0	356,500	0	0	0	Jun 12 Priority B New Installation
72PP- 029	Traffic Signal Naglee Road & Auto Plaza Drive	350,000	F353-I205 Area Spec P F245-Gas Tax	0 0	0 0	309,900 40,100	0 0	309,900 40,100	0 0	0 0	0 0	Jun 12 Priority B New Installation

(Continued)

Group 72 - Traffic Safety

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
72PP- 030	Intersection Improveme	4,376,000	F352-So MacArthur PA	0	0	278,000	0	0	50,000	228,000	0	Jun 14 Priority D
	I580 & Corral Hollow		F355-Presidio Area	0	0	201,900	0	0	201,900	0	0	Expansion
			Future Developments	0	0	3,896,100	0	0	118,100	3,778,000	0	
72PP- 033	Traffic Signals -2.6	959,000	F351-NE Indus Area #1	0	0	0	0	0	0	0	0	Jun 14 Priority D
	Collectors		Future Developments	0	0	959,000	0	0	0	959,000	0	New Installation
72PP- 034	Turning Pocket -	2,585,000	F245-Gas Tax	0	0	1,585,000	750,000	517,000	318,000	0	0	Jun 13 Priority A
	11th Street & Old MacArthur		Grant Funding	0	0	1,000,000	0	0	1,000,000	0	0	Expansion
72PP- 036	Traffic Centerline	60,000	F245-Gas Tax	0	0	60,000	0	60,000	0	0	0	Jun 12 Priority B
	Stripping - various locarions			0	0	0	0	0	0	0	0	New Installation
72PP- 040	Traffic Signal - Grant Line & Chrisman	385,400	F357-NE Indus Area #2	0	0	385,400	0	385,400	0	0	0	Jun 12 Priority B New Installation
72PP- 042	Traffic Signal -	337,500	Developer's Contributio	0	0	185,000	0	185,000	0	0	0	Jun 12 Priority B
	MacArthur & Lammers		Grant Funding	0	0	152,500	0	152,500	0	0	0	New Installation
72PP- 051	Replacement of Traffic Loops - Future Phases	311,000	F245-Gas Tax	0	0	311,000	135,000	0	176,000	0	0	Jun 13 Priority B Biannual Program
72PP- 053	Traffic Signal - Corral Hollow & Valpico	540,000	F354-Indus SP, South	0	0	540,000	0	0	540,000	0	0	Jun 13 Priority B New Installation
72PP- 054	Traffic Signal - Corral Hollow & Linne	540,000	F354-Indus SP, South	0	0	540,000	0	540,000	0	0	0	Jun 12 Priority B New Installation
72PP- 055	Traffic Signal -	540,000	F354-Indus SP, South	0	0	0	0	0	0	0	0	Project Cancelled
	Chrisman & Schulte		Future Developments	0	0	540,000	0	0	540,000	0	0	
72PP- 056	Traffic Signal - Chrisman & Valpico	504,000	F313-Infill Arterials	0	0	504,000	0	0	504,000	0	0	Jun 13 Priority C New Installation

(Continued)

Group 72 - Traffic Safety

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)					Proposed Capital Budget						
72PP- 061	Intersection Improveme	26,800	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 11 Priority A
	Corral Hollow & Golden Leaf Drive		Developer's Contributio	0	0	26,800	26,800	0	0	0	0	New Installation
72PP- 063	Traffic Signal -	1,020,000	F245-Gas Tax	0	0	436,000	0	0	0	436,000	0	Project Cancelled
	Grant Line & Byron Roads		F313-Infill Arterials	0	0	380,000	0	0	0	380,000	0	
			Future Developments	0	0	204,000	0	0	0	204,000	0	
72PP- 064	Intersection Imprmts -	303,200	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 14 Priority D
	various locations		F313-Infill Arterials	0	0	303,200	0	0	0	303,200	0	Replacement
72PP- 070	Traffic Signal Upgrade	311,000	F351-NE Indus Area #1	0	0	0	0	0	0	0	0	Jun 13 Priority C
	Grant Line & Chabot Court		Developer's Contributio	0	0	311,000	0	0	311,000	0	0	New Installation
72PP- 071	Left Turn Traffic Signal	270,000	F351-NE Indus Area #1	0	0	0	0	0	0	0	0	Jun 15 Priority D
	Chrisman & Kellogs Entrance		Developer's Contributio	0	0	270,000	0	0	0	0	270,000	New Installation
72PP- 074	Lighted Crosswalk/Flas	126,000	F245-Gas Tax	0	0	126,000	0	63,000	0	63,000	0	Jun 14 Biannual Program
	Lowell Ave, west of Tracy											New Installation
72PP- 075	Red Light Flasher -	240,000	F245-Gas Tax	0	0	240,000	0	240,000	0	0	0	Jun 12 Priority B
	Linne & Tracy Road											New Installation
72PP- 076	Signal Timing Study &	155,000	F245-Gas Tax	0	0	155,000	0	60,000	95,000	0	0	Jun 13 Priority A
	Plan - 2 Major Arterials											Study & Plans
72PP- 079	Traffic Calming -	150,000	F245-Gas Tax	0	0	150,000	0	50,000	50,000	50,000	0	Jun 14 Annual Program
	Various Locations											New Installation
72PP- 081	Intersection Impmts -	3,839,700	F353-I205 Area Spec P	0	0	50,200	0	0	0	0	50,200	Jun 15 Priority D
	Grant Line & Lammers Roads		Future Developments	0	0	3,789,500	0	0	0	0	3,789,500	Upgrade
72PP- 082	Intersection Impmts -	271,500	F353-I205 Area Spec P	0	0	20,800	0	0	0	0	20,800	Jun 15 Priority D
	Grant Line & Naglee Roads		Future Developments	0	0	250,700	0	0	0	0	250,700	Upgrade
72PP- 083	Intersection Impmts -	807,400	F353-I205 Area Spec P	0	0	345,300	0	0	345,300	0	0	Jun 13 Priority C
	Naglee Road & Pavilion Pkwy		Future Developments	0	0	462,100	0	0	462,100	0	0	Upgrade

(Continued)

Group 72 - Traffic Safety

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
72PP- 084	Intersection Impmts -	2,538,500	F353-I205 Area Spec P	0	0	493,800	0	0	0	493,800	0	Jun 14 Priority D
	Grant Line & I205 Ramps		Future Developments	0	0	2,044,700	0	0	0	2,044,700	0	Upgrade
72PP- 085	Intersection Impmts -	4,639,200	F353-I205 Area Spec P	0	0	2,069,400	0	0	2,069,400	0	0	Jun 13 Priority C
	Grant Line & Corral Hollow Rds		F323-Arterials Plan "C"			319,200	0	0	319,200	0	0	Upgrade
			Future Developments	0	0	2,250,600	0	0	2,250,600	0	0	
72PP- 086	Intersection Impmts -	24,001,200	F353-I205 Area Spec P	0	0	864,700	0	0	0	0	864,700	Jun 15 Priority D
	Lammers & 11th Street		Future Developments	0	0	23,136,500	0	0	0	0	23,136,500	Upgrade
72PP- 087	Intersection Impmts -	975,500	F353-I205 Area Spec P	0	0	9,800	0	0	0	0	9,800	Jun 15 Priority D
	11th Street & Corral Hollow Road		Future Developments	0	0	965,700	0	0	0	0	965,700	Upgrade
72PP- 088	Intersection Impmts -	17,500	F353-I205 Area Spec P	0	0	7,100	0	0	0	0	7,100	Jun 15 Priority D
	Naglee Road & Auto Plaza Drive		Future Developments	0	0	10,400	0	0	0	0	10,400	Upgrade
72PP- 089	Intersection Impmts -	1,269,000	F353-I205 Area Spec P	0	0	86,900	0	0	0	0	86,900	Jun 15 Priority D
	Corral Hollow & Auto Plaza Drive		Future Developments	0	0	1,182,100	0	0	0	0	1,182,100	Upgrade
72PP- 090	Traffic Signal/Intersecti	385,000	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 13 Priority B
	Impmts - Chrisman Rd, south of Para		Developer's Contributio	0	0	385,000	0	0	385,000	0	0	New Installation
72PP- 091	Traffic Signal/Intersecti	458,500	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 13 Priority B
	Impmts - Chrisman & Paradise		Developer's Contributio	0	0	458,500	0	0	458,500	0	0	New Installation
72PP- 092	Traffic Signal -	337,500	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 13 Priority B
	Pescadero & Western Drwy		Developer's Contributio	0	0	337,500	0	0	337,500	0	0	New Installation
72PP- 093	Intersection Impmts -	671,600	F313-Infill Arterials	0	0	172,000	0	0	0	0	172,000	Jun 15 Priority D
	11th Street & MacArthur Drive		Future Developments	0	0	499,600	0	0	0	0	499,600	Upgrade
72PP- 094	Intersection Impmts -	899,200	F313-Infill Arterials	0	0	196,900	0	0	0	0	196,900	Jun 15 Priority D
	11th Street & Lincoln Blvd		Future Developments	0	0	702,300	0	0	0	0	702,300	Upgrade

(Continued)

Group 72 - Traffic Safety

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
72PP- 095	Intersection Impmts - Grant Line Road & Tracy Blvd	695,300	F313-Infill Arterials	0	0	203,000	0	0	0	0	203,000	Jun 15 Priority D Upgrade
			Future Developments	0	0	492,300	0	0	0	0	492,300	
72PP- 096	Intersection Impmts - Schulte Road & Tracy Blvd	1,384,000	F313-Infill Arterials	0	0	526,300	0	0	0	0	526,300	Jun 15 Priority D Upgrade
			Future Developments	0	0	857,700	0	0	0	0	857,700	
72PP- 097	Intersection Impmts - Lammers & 11th Street	1,150,000	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 12 Priority B New Installation
			Developer's Contributio	0	0	1,150,000	0	1,150,000	0	0	0	
72PP- 098	Traffic Improvements - Tracy Gateway Area	2,288,500	F356-Tracy Gateway A	0	0	2,288,500	0	0	0	0	2,288,500	Jun 15 Priority D Rehabilitation
72PP- 099	Signal Modifications - 11th Street at East	225,000	F245-Gas Tax	0	0	225,000	225,000	0	0	0	0	Jun 11 Priority A Replacement
72PP- 100	Intersection Impmts - MacArthur & Valpico	310,000	F354-Indus SP, South	0	0	310,000	310,000	0	0	0	0	Jun 11 Priority B Upgrade
72PP- 101	Intersection Impmts - Tracy & Valpico	200,000	F354-Indus SP, South	0	0	200,000	200,000	0	0	0	0	Dec 11 Priority B Upgrade
72PP- 102	Intersection Impmts - Tracy & Sycamore	696,700	F245-Gas Tax	0	0	484,100	0	484,100	0	0	0	Jun 12 Priority B New Installation
			F354-Indus SP, South	0	0	212,600	0	212,600	0	0	0	
72PP- 103	Study of Pedestrial Crossings - Arterials & Railroads	135,000	F245-Gas Tax	0	0	135,000	0	135,000	0	0	0	Jun 12 Priority A Study
72PP- 104	Traffic Signal Controlle Replacement	250,000	F245-Gas Tax	0	0	250,000	50,000	50,000	50,000	50,000	50,000	Annual Contingency Replacement
55	Totals New Projects	66,943,540		0	0	66,943,540	2,402,640	6,490,300	11,366,100	10,051,500	36,633,000	

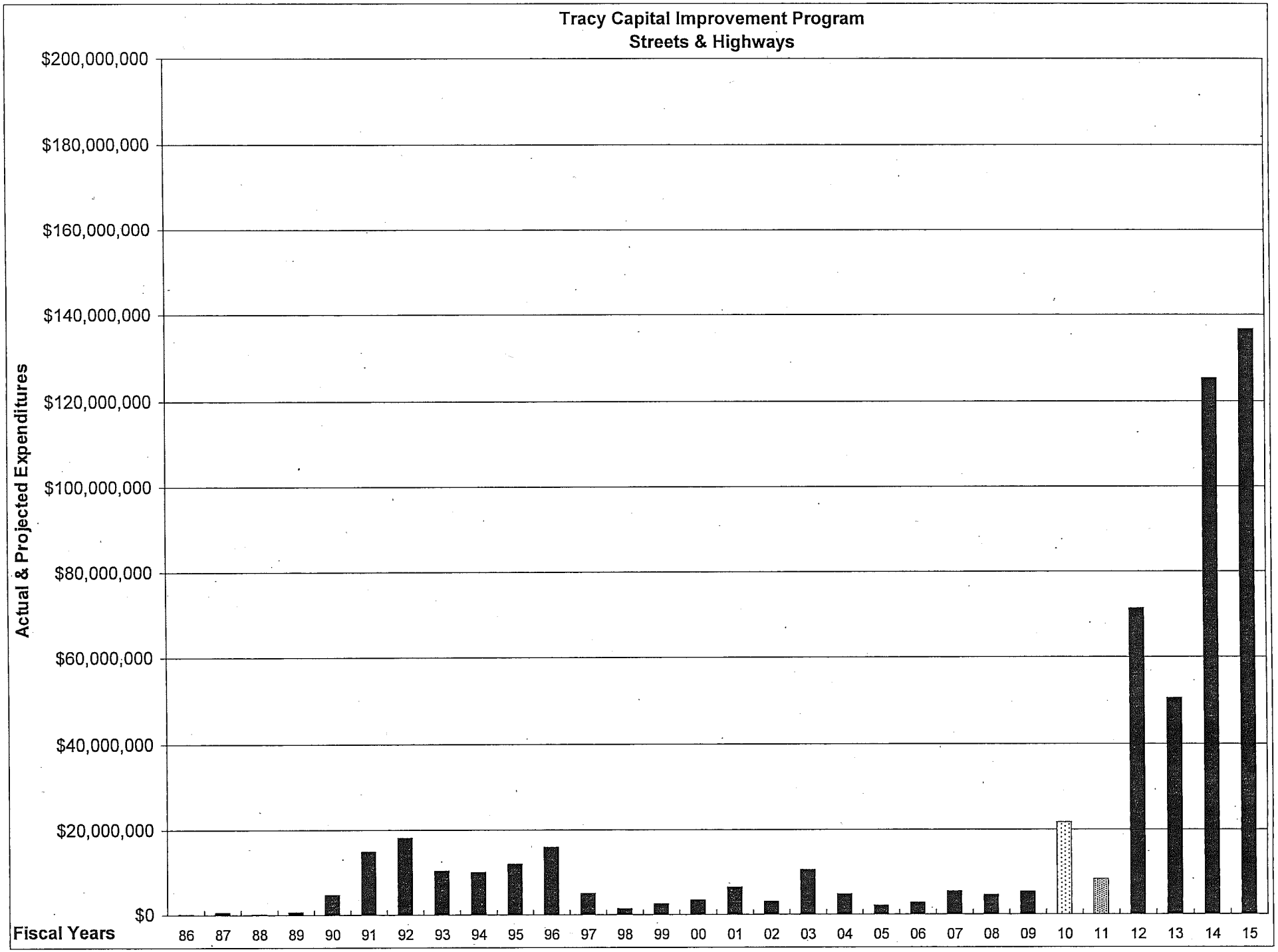
Group 73 - Streets & Highways

FY10-11 CIP Proposed

	by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
						Proposed Capital Budget				
34	Current Projects	256,953,820	13,868,943	23,408,907	219,675,970	6,405,800	62,494,170	35,968,500	79,121,500	35,686,000
46	New Projects	171,035,950	0	0	171,035,950	1,808,800	7,446,800	14,677,800	46,166,700	100,935,850
80	Totals	427,989,770	13,868,943	23,408,907	390,711,920	8,214,600	69,940,970	50,646,300	125,288,200	136,621,850
	by Funding Sources									
	F301-General Projects	0	0	0	0	0	0	0	0	0
	F241-Transp Devel Tax	1,300,000	226,788	1,073,212	0	0	0	0	0	0
	F242-Transp Sales Tax	15,122,988	1,012,954	3,830,634	10,279,400	2,358,000	737,000	4,235,400	320,000	2,629,000
	F245-Gas Tax	12,390,128	220,113	4,525,515	7,644,500	610,000	5,096,500	1,720,000	4,933,000	-4,715,000
	F269-Com Dev Block G	847,200	149,580	495,820	201,800	201,800	0	0	0	0
	F313-Infill Arterials	31,148,563	759,472	2,024,041	28,365,050	0	0	203,500	0	28,161,550
	F323-Arterials Plan "C"	2,796,000	148,007	2,175,093	472,900	0	0	0	472,900	0
	F343-RSP Arterials	7,921,704	896,484	117,020	6,908,200	257,400	500,000	6,150,800	0	0
	F351-NE Industrial #1	14,995,180	782,211	615,169	13,597,800	2,653,400	0	10,944,400	0	0
	F352-So MacArthur Are	2,990,000	41,700	0	2,948,300	0	152,000	274,800	1,717,600	803,900
	F353-I205 Area Spec Pl	11,798,360	2,761,391	630,269	8,406,700	636,000	4,215,800	1,033,700	1,942,200	579,000
	F354-Indus SP, South	20,944,686	1,527,186	387,300	19,030,200	500,000	7,727,100	8,356,700	0	2,446,400
	F355-Presidio Area	2,138,600	37,800	0	2,100,800	0	0	206,300	971,300	923,200
	F356-Tracy Gateway Ar	43,040,000	54,340	1,524,290	41,461,370	0	23,451,370	0	18,010,000	0
	F357-NE Industrial #2	7,861,691	270,391	0	7,591,300	0	2,075,400	3,418,100	0	2,097,800
	F381-Com Dev Ag Proje	99,090	99,083	7	0	0	0	0	0	0
	Developers Contribution	54,682,370	4,137,579	448,591	50,096,200	98,000	-2,518,500	2,622,700	13,748,500	36,145,500
	Highways Grants	93,191,110	743,864	5,561,946	86,885,300	900,000	25,308,000	1,000,000	59,677,300	0
	Future Developments	104,722,100	0	0	104,722,100	0	3,196,300	10,479,900	23,495,400	67,550,500
		427,989,770	13,868,943	23,408,907	390,711,920	8,214,600	69,940,970	50,646,300	125,288,200	136,621,850

Projects Requiring
21 New Funding
5 in FY10-11
3 Projects Becoming Active in FY10-11

CIP Expenditures			
in FY08-09 >>	5,395,770	3,483,900	New Appropriations
in FY07-08 >>	4,576,861	24,441,787	Carryovers from FY09
in FY06-07 >>	5,508,553	-6,015,410	Deferrals
in FY05-06 >>	2,661,790	1,498,630	Supplementals


Tracy Capital Improvement Program
Streets & Highways
Actual & Projected Expenditures
$200,000,000
$180,000,000
$160,000,000
$140,000,000
$120,000,000
$100,000,000
$80,000,000
$60,000,000
$40,000,000
$20,000,000
$0
Fiscal Years
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS						Proposed Capital Budget					
73002	Extension - MacArthur Drive, 11th to Mt Diablo Phase I	12,195,518	F343-RSP Arterials	732,298	117,020	6,650,800	0	500,000	6,150,800	0	0	Jun 13
			Highways Grants	0	0	1,000,000	0	0	1,000,000	0	0	ROW Acq/Design Underwa
			F242-Transp Sales Tax	0	0	3,695,400	0	0	3,695,400	0	0	
73014	Widening - Corral Hollov Road - Grant Line to Mall Entry	5,362,304	F343-RSP Arterials	164,186	0	257,400	257,400	0	0	0	0	Jun 12 Partial Completion
			Developer Contribution	641,700	0	98,000	98,000	0	0	0	0	Design Underway
			F353-I205 Area Spec P	1,301,831	363,187	636,000	636,000	0	0	0	0	
			F242-Transp Sales Tax	228,243	771,757	0	0	0	0	0	0	
			Highways Grants	0	0	900,000	900,000	0	0	0	0	
73035	Widening - Grant Line Road - Naglee to Lammers	3,502,412	F35X-I205 Area Plannir	53,527	0	0	0	0	0	0	0	Jun 12 Partial Completion
			F353-I205 Area Spec P	1,323,115	0	1,859,600	0	1,859,600	0	0	0	Deferred to FY11-12
			Developer Contribution	266,170	0	0	0	0	0	0	0	
73048	Widening - Grant Line R MacArthur to City Limits	14,995,180	F351-NE Industrial #1	782,211	615,169	13,597,800	2,653,400	0	10,944,400	0	0	Dec 13 Priority B ROW Acq/Design Underwa
73052	Widening - Grant Line Road - Parker to MacArthur, Phase I	5,234,013	F241-Transp Devel Tax	226,788	1,073,212	0	0	0	0	0	0	Sep 10 Priority A
			F242-Transp Sales Tax	0	0	0	0	0	0	0	0	Work Underway
			F245-Gas Tax	3,065	1,147,435	0	0	0	0	0	0	
			F313-Infill Arterials	759,472	2,024,041	0	0	0	0	0	0	Also, See 73PP-010
73057	Construction - Street "C Naglee to Corral Hollow	2,134,200	F353-I205 Area Spec P	0	0	2,134,200	0	0	192,000	1,942,200	0	Jun 14 Priority B New Facility
73061	Extension - Valpico Rd, Peddlebrook to MacArthur	4,361,332	F354-Indus SP, South	953,632	102,400	3,305,300	0	3,305,300	0	0	0	Jun 12 Partial Completion
			F313-Infill Arterials	0	0	0	0	0	0	0	0	Deferred to FY11-12
73062	Widening - Tracy Blvd, Sycamore to Valpico	3,837,154	F354-Indus SP, South	573,554	186,600	3,077,000	0	3,077,000	0	0	0	Jun 06 Work Completed
			Developer Contribution	3,077,000	0	-3,077,000	0	-3,077,000	0	0	0	Reimbursement Due
73063	Bridge Replacement - 11th Street Bridge	28,812,300	F242-Transp Sales Tax	128,992	276,308	0	0	0	0	0	0	Jun 14
			F245-Gas Tax	110,763	516,237	0	0	0	0	0	0	ROW Acq/Design Underwa
			Highways Grants	231,008	2,240,992	25,308,000	0	25,308,000	0	0	0	

(Continued)

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
73065	Widening - Tracy Blvd, Sycamore to Linne	279,100	F352-So MacArthur Are	41,700	0	0	0	0	0	0	0	Dec 02
			F355-Presidio Area	37,800	0	0	0	0	0	0	0	Work Completed
			F354-Indus SP, South	0	98,300	0	0	0	0	0	0	Reimbursement Due
			Developer Contribution	101,300	0	0	0	0	0	0	0	
73067	Turn Lane - Grant Line Road & I205	110,000	F245-Gas Tax	0	0	110,000	0	110,000	0	0	0	Jun 12 Priority B
				0	0	0	0	0	0	0	0	Rehabilitation
73069	Construct - Street "A", Grant Line Road to Auto Mall Drive	1,917,600	F353-I205 Area Spec P	0	0	841,700	0	0	841,700	0	0	Jun 13 Priority C
			Developer Contribution	0	0	1,075,900	0	0	1,075,900	0	0	New Installation
73084	New Interchange - I205 & Lammers Road	61,423,800	F356-Tracy Gateway Ai	54,340	25,660	18,010,000	0	0	0	18,010,000	0	Jun 15
			Federal TEA Grant	444,788	548,712	5,654,300	0	0	0	5,654,300	0	EIR Underway
			F242-Transp Sales Tax	0	0	2,579,000	0	0	0	500,000	2,079,000	
			Developer Contribution	51,409	448,591	0	0	0	0	0	0	
			Future Development	0	0	33,607,000	0	0	0	0	33,607,000	
73090	Extension - Chrisman R Grant Line Rd to I205	3,985,891	F357-NE Industrial #2	270,391	0	3,715,500	0	297,400	3,418,100	0	0	Jun 13 Priority C Prelim Plan Completed
73092	Widening - Lammers Rc 3,000 feet south of 11th Street	10,976,000	F356-Tracy Gateway Ai	0	1,498,630	9,477,370	0	9,477,370	0	0	0	Jun 12 Priority B Expansion
73093	Widening - 11th Street, 4,500 feet west of Lammers	13,974,000	F356-Tracy Gateway Ai	0	0	13,974,000	0	13,974,000	0	0	0	Jun 12 Priority B Expansion
73095	Widening - Valpico Road, Tracy to Pebblebrook	10,905,000	F242-Transp Sales Tax	0	500,000	0	0	0	0	0	0	Jun 13 Priority C
			F313-Infill Arterials	0	0	203,500	0	0	203,500	0	0	Expansion
			F354-Indus SP, South	0	0	10,201,500	500,000	1,344,800	8,356,700	0	0	
73096	Median Improvements - 11th Street, Tracy to Corral Hollow	630,000	F381-Comm Devel Age	29,993	7	0	0	0	0	0	0	Jun 10
			F242-Transp Sales Tax	359,636	240,364	0	0	0	0	0	0	Work Start Apr 10
			F245-Gas Tax	0	0	0	0	0	0	0	0	

(Continued)

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
CURRENT PROJECTS (Continued)							Proposed Capital Budget					
73097	Extension - Kavanagh A west of Corral Hollow	2,684,640	F381-Comm Devel Age	69,090	0	0	0	0	0	0	0	Jun 11 Priority A
			F242-Transp Sales Tax	0	700,000	341,000	1,061,000	0	0	-720,000	0	Design Underway
			F244-Prop 1B	0	854,550	0	0	0	0	0	0	
			Developer Contribution	0	0	720,000	0	0	0	720,000	0	
73101	Reconstruction - Bessie Ave, 11th to Carlton	2,383,000	F242-Transp Sales Tax	284,614	244,398	0	0	0	0	0	0	Jun 10
			F245-Gas Tax	31,678	208,000	0	0	0	0	0	0	Work Underway
			ARRA Grant	0	1,614,310	0	0	0	0	0	0	
73102	Widening - Corral Hollov Road, Byron to Grant Line (Phase II)	4,333,200	F353-I205 Area Spec P	82,918	267,082	2,356,200	0	2,356,200	0	0	0	Jun 13 Priority B
			Future Development	0	0	1,627,000	0	1,627,000	0	0	0	Expansion
73103	Widening - Corral Hollov Road, 11th to Schulte	4,849,600	F323-Arterials Plan "C"	148,007	2,175,093	0	0	0	0	0	0	Dec 12 Priority A
			F245-Gas Tax	0	192,000	2,334,500	0	2,334,500	0	0	0	Expansion
73104	Reconstruction - Whittie Ave, Tracy to East	400,000	F245-Gas Tax	11,634	88,366	300,000	300,000	0	0	0	0	Jun 12 Priority A Design Underway
73109	New Interchange - I205 & Paradise Road	54,015,000	F245-Gas Tax	300	199,700	0	0	0	0	0	0	Jul 15 Priority C
			Federal TEA Grant	0	800,000	53,015,000	0	0	0	53,015,000	0	Prelim Planning Underway
73110	Widening - Chrisman Rc north of 11th Street	450,000	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 11 Priority A
			F244-Prop 1B	24,882	425,118	0	0	0	0	0	0	Design Underway
73111	Street Patch & Overlay Program - FY09	821,176	F242-Transp Sales Tax	11,469	567,807	0	0	0	0	0	0	Nov 09
			F245-Gas Tax	1,500	240,400	0	0	0	0	0	0	Work Completed
73112	Pavement Management System - FY09	140,000	F245-Gas Tax	2,150	47,850	90,000	0	0	90,000	0	0	Dec 09 Next Phase FY12-13
73113	Median Improvements - Various Arterials	210,000	F245-Gas Tax	25,020	184,980	0	0	0	0	0	0	Jul 10 Design Underway

(Continued)

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
73115	Sidewalk Repairs - Downtown Area	195,400	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 09
			F269-Com Dev Block G	149,580	45,820	0	0	0	0	0	0	Work Completed
73116	Reconstruction - Old Schulte Rd, CH w to City Limit	486,000	F245-Gas Tax	9,121	50,879	0	0	0	0	0	0	Oct 09
			Highways Grants	68,068	357,932	0	0	0	0	0	0	Work Completed
73117	Street Patch & Overlay Program - FY09-10 Phase	660,000	F242-Transp Sales Tax	0	530,000	0	0	0	0	0	0	May 10
			F245-Gas Tax	0	130,000	0	0	0	0	0	0	Design Underway
73118	Sidewalk Repairs - Downtown Area	450,000	F245-Gas Tax	0	0	0	0	0	0	0	0	May 10
			F269-Com Dev Block G	0	450,000	0	0	0	0	0	0	Work Underway
73119	Install Sidewalk - Holly Drive, north of Grant Line	90,000	F245-Gas Tax	0	90,000	0	0	0	0	0	0	Jun 10 Design Underway
73120	Rehabilitation Street Shoulders - Citywide - FY09-10 Phase	150,000	F245-Gas Tax	0	150,000	0	0	0	0	0	0	Jun 10 Work Underway
34	Totals Current Projects	256,953,820		13,868,943	23,408,907	219,675,970	6,405,800	62,494,170	35,968,500	79,121,500	35,686,000	

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS						Proposed Capital Budget					
73PP- 001	Street Patch & Overlay	3,340,000	F242-Transp Sales Tax	0	0	2,530,000	370,000	530,000	540,000	540,000	550,000	Phased Annual Program
	Program - Future Phases		F245-Gas Tax	0	0	810,000	290,000	130,000	130,000	130,000	130,000	Rehabilitation
73PP- 007	Reconstruction - Clover	2,016,000	F245-Gas Tax	0	0	1,008,000	0	0	0	1,008,000	0	Jun 14 Priority D
	Road, Lincoln to City Limits		SJ County Participation	0	0	1,008,000	0	0	0	1,008,000	0	Rehabilitation
73PP- 010	Widening - Grant Line	0	F242-Transp Sales Tax	0	0	0	0	0	0	0	0	Jun 15 Priority D
	Road, Parker to MacArthur		F245-Gas Tax	0	0	-7,155,000	0	0	0	0	-7,155,000	Reimbursement
	Phases 2 & 3		F313-Infill Arterials	0	0	7,155,000	0	0	0	0	7,155,000	for 73052
73PP- 021	Reconstruction MacArth	4,300,000	Future Development	0	0	4,300,000	0	400,000	3,900,000	0	0	Jun 13 Priority C
	Drive, Linne to Valpico											Expansion
73PP- 025	Extension - Lincoln Blvd	1,265,000	F245-Gas Tax	0	0	1,265,000	0	0	0	1,265,000	0	Jun 14 Priority D
	Kavanagh to Clover		Assessments	0	0	0	0	0	0	0	0	New Installation
73PP- 028	Intchg Improvements -	12,260,000	F245-Gas Tax	0	0	300,000	0	0	0	50,000	250,000	Jun 15 Priority D
	I205 & Grant Line Road, Phase II		Future Development	0	0	11,960,000	0	0	0	5,750,000	6,210,000	Expansion
73PP- 037	Improvements - Fabian	1,200,700	F323-Arterials Plan "C"	0	0	472,900	0	0	0	472,900	0	Jun 14 Priority B
	Road, w of Corral Ho1low		Future Development	0	0	727,800	0	0	0	727,800	0	Expansion
73PP- 040	Widening - Corral Hollow	2,976,000	F352-So MacArthur Are	0	0	57,900	0	0	0	57,900	0	Jun 14 Priority D
	Road, I205 north to City Limits		F355-Presidio Area	0	0	43,200	0	0	0	43,200	0	Expansion
			Future Development	0	0	1,662,200	0	0	0	1,662,200	0	See 7314
			Developer Contribution	0	0	1,212,700	0	0	0	1,212,700	0	
73PP- 041	Widening - MacArthur	6,161,300	F352-So MacArthur Are	0	0	125,400	0	0	0	0	125,400	Jun 15 Priority D
	Drive, 11th to Schulte		F355-Presidio Area	0	0	94,100	0	0	0	0	94,100	Expansion
	Phases II & III		Future Development	0	0	3,113,800	0	0	0	586,000	2,527,800	See 7302
			Developer Contribution	0	0	2,828,000	0	0	0	0	2,828,000	

(Continued)

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
73PP- 042	Widening - Grant Line Road, Tracy to Corral Hollow	4,990,400	F352-So MacArthur Are	0	0	155,300	0	0	0	155,300	0	Jun 14 Priority D Expansion See 7303
			F355-Presidio Area	0	0	116,400	0	0	0	116,400	0	
			Future Development	0	0	2,281,500	0	0	0	2,281,500	0	
			Developer Contribution	0	0	2,437,200	0	0	0	2,437,200	0	
73PP- 043	Widening - Grant Line Road, Byron to Street A	2,927,400	F352-So MacArthur Are	0	0	86,000	0	0	0	86,000	0	Jun 14 Priority D Expansion
			F355-Presidio Area	0	0	65,000	0	0	0	65,000	0	
			Future Development	0	0	1,227,100	0	0	0	1,227,100	0	
			Developer Contribution	0	0	1,549,300	0	0	0	1,549,300	0	
73PP- 044	Widening - 11th Street, MacArthur to Chrisman	8,490,500	F352-So MacArthur Are	0	0	223,700	0	0	223,700	0	0	Jun 14 Priority C Expansion
			F355-Presidio Area	0	0	168,200	0	0	168,200	0	0	
			Future Development	0	0	3,295,800	0	0	0	3,295,800	0	
			Developer Contribution	0	0	4,802,800	0	0	326,200	4,476,600	0	
73PP- 045	Widening - Central Ave, Sycamore to Tracy	1,902,800	F352-So MacArthur Are	0	0	51,100	0	0	51,100	0	0	Jun 14 Priority D Expansion
			F355-Presidio Area	0	0	38,100	0	0	38,100	0	0	
			Future Development	0	0	743,600	0	0	98,900	644,700	0	
			Developer Contribution	0	0	1,070,000	0	0	0	1,070,000	0	
73PP- 046	Widening - Corral Hollow Road, I580 to Old Schulte	23,081,600	F352-So MacArthur Are	0	0	630,600	0	0	0	630,600	0	Jun 15 Priority C Expansion
			F355-Presidio Area	0	0	474,000	0	0	0	474,000	0	
			Future Development	0	0	9,287,900	0	0	0	1,000,000	8,287,900	
			Developer Contribution	0	0	12,689,100	0	0	0	0	12,689,100	
73PP 047	Widening - Lammers Road, 11th south to City Limit	15,068,600	F352-So MacArthur Are	0	0	425,200	0	0	0	425,200	0	Jun 15 Priority D Expansion
			F355-Presidio Area	0	0	319,400	0	0	0	0	319,400	
			Future Development	0	0	6,262,000	0	0	0	974,500	5,287,500	
			Developer Contribution	0	0	8,062,000	0	0	0	0	8,062,000	
73PP 048	Widening - Schulte Road w of Lammers, 3,200 LF	4,065,200	F352-So MacArthur Are	0	0	108,000	0	0	0	108,000	0	Jun 15 Priority D Expansion
			F355-Presidio Area	0	0	81,300	0	0	0	81,300	0	
			Future Development	0	0	1,593,200	0	0	0	1,593,200	0	
			Developer Contribution	0	0	2,282,700	0	0	0	2,282,700	0	

(Continued)

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
73PP 049	Constructuon - Schulte Road, Lammers to Crossroads Drive	5,553,000	F352-So MacArthur Are	0	0	162,000	0	0	0	0	162,000	Jun 15 Priority D Expansion
			F355-Presidio Area	0	0	121,400	0	0	0	0	121,400	
			Future Development	0	0	2,379,900	0	0	0	0	2,379,900	
			Developer Contribution	0	0	2,889,700	0	0	0	0	2,889,700	
73PP 050	Widening - Schulte Roa Sycamore to Crossroad Drive, Phase II	6,543,100	F352-So MacArthur Are	0	0	205,000	0	0	0	0	205,000	Jun 15 Priority D Expansion
			F355-Presidio Area	0	0	154,300	0	0	0	0	154,300	
			Future Development	0	0	3,069,700	0	0	0	0	3,069,700	
			Developer Contribution	0	0	3,114,100	0	0	0	0	3,114,100	
73PP 051	Widening - Valpico Roa Lammmers to Corral Hollow	11,688,800	F352-So MacArthur Are	0	0	311,500	0	0	0	0	311,500	Jun 15 Priority D Expansion
			F355-Presidio Area	0	0	234,000	0	0	0	0	234,000	
			Future Development	0	0	4,580,700	0	0	0	0	4,580,700	
			Developer Contribution	0	0	6,562,600	0	0	0	0	6,562,600	
73PP 054	Aqueduct Crossings - Corral Hollow Road	4,198,600	F352-So MacArthur Are	0	0	254,600	0	0	0	254,600	0	Jun 14 Priority D Expansion
			F355-Presidio Area	0	0	191,400	0	0	0	191,400	0	
			Future Development	0	0	3,752,600	0	0	0	3,752,600	0	
73PP- 055	Widening - MacArthur D I205 to Pescadero	1,124,300	F357-NE Industrial #2	0	0	1,124,300	0	1,124,300	0	0	0	Jun 12 Priority B Expansion
73PP 065	Widening - MacArthur D Schulte to Valpico, Phase II	7,768,000	F313-Infill Arterials	0	0	5,321,600	0	0	0	0	5,321,600	Jun 15 Priority D Expansion
			F354-Indus SP, South	0	0	2,446,400	0	0	0	0	2,446,400	
73PP 070	Extension - Larch Road, Holly to MacArthur Dr	1,500,250	F313-Infill Arterials	0	0	1,500,250	0	0	0	0	1,500,250	Jun 15 Priority D New Installation
73PP- 071	Widening - MacArthur D I205, north to Arbor	1,033,000	F313-Infill Arterials	0	0	543,000	0	0	0	0	543,000	Jun 15 Priority D Expansion
			F245-Gas Tax	0	0	490,000	0	0	60,000	430,000	0	
73PP- 080	Intersection Modificatior 11th & Tracy	3,570,000	F245-Gas Tax	0	0	3,570,000	0	0	0	1,780,000	1,790,000	Jun 15 Priority D Rehabilitation

(Continued)

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
73PP- 093	Widening - Pescadero Ave, MacArthur to Paradise	2,097,800	F357-NE Industrial #2	0	0	2,097,800	0	0	0	0	2,097,800	Jun 15 Priority D Expansion
73PP- 094	Construction - Paradise Road, through Parcel 31	1,823,000	F357-NE Industrial #2	0	0	653,700	0	653,700	0	0	0	Jun 12 Priority B Extension
			Future Development	0	0	1,169,300	0	1,169,300	0	0	0	
73PP- 095	Construct - Crossroads, Greystone to Schulte	8,412,100	F352-So MacArthur Are	0	0	152,000	0	152,000	0	0	0	Jun 13 Priority B
			Developer Contribution	0	0	1,779,100	0	558,500	1,220,600	0	0	
			Future Development	0	0	6,481,000	0	0	6,481,000	0	0	
73PP- 097	Widening - Linne Road, Corral Hollow to Tracy	13,641,700	F313-Infill Arterials	0	0	13,641,700	0	0	0	0	13,641,700	Jun 15 Priority D Expansion
			Developer Contribution	0	0	0	0	0	0	0	0	
73PP- 098	Sidewalk, Curb, & Gutte Repairs - Future Phases	701,800	F245-Gas Tax	0	0	500,000	20,000	120,000	120,000	120,000	120,000	Phased Annual Program
			F269-Com Dev Block G	0	0	201,800	201,800	0	0	0	0	
73PP- 103	Construction- North Roadways, I205 NW Area	579,000	F353-I205 Area Spec P	0	0	579,000	0	0	0	0	579,000	Jun 15 Priority B New Installation
73PP- 105	Reconstruction - Bessie Ave, Carlton to Grantline	1,170,000	F242-Transp Sales Tax	0	0	0	0	0	0	0	0	Jun 13 Priority B Rehabilitation
			F245-Gas Tax	0	0	1,170,000	0	0	1,170,000	0	0	
73PP- 108	Construction - Larch Rd north side, east of Holly	850,000	F245-Gas Tax	0	0	850,000	0	850,000	0	0	0	Jun 12 Priority B Upgrade
73PP- 109	Reconstruction MacArth Drive, I205 to Arbor Rd	500,000	F245-Gas Tax	0	0	500,000	0	500,000	0	0	0	Jun 12 Priority B Rehabilitation
73PP- 110	Reconstruction Lammer Road, north of Redbridge Rd	111,000	F245-Gas Tax	0	0	111,000	0	111,000	0	0	0	Jun 12 Priority B Rehabilitation
73PP- 111	Reconstruction 6th St, west of Tracy Blvd	200,000	F245-Gas Tax	0	0	200,000	0	200,000	0	0	0	Jun 12 Priority B Rehabilitation

(Continued)

Group 73 - Streets & Highways

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
73PP- 112	Widening - Schulte Roa west of Barcelona	1,600,000	F245-Gas Tax	0	0	0	0	0	0	0	0	Jun 15 Priority D Expansion
			Developer Contribution	0	0	1,600,000	0	0	0	0	1,600,000	
73PP- 113	Rehabilitation Street Shouldlers - Citywide	600,000	F245-Gas Tax	0	0	600,000	0	150,000	150,000	150,000	150,000	Phased Annual Program Rehabilitation
73PP- 114	Install Sidewalk - Lowell Ave, southside Tracy to Chester	115,000	F245-Gas Tax	0	0	115,000	0	115,000	0	0	0	Jun 12 Priority B New Installation
73PP- 115	Overlay - Court Drive	200,000	F245-Gas Tax	0	0	200,000	~~0~~	200,000	0	0	0	Jun 12 Priority B Rehabilitation
73PP- 116	Overlay - 22nd Street, Parker to Holly	200,000	F245-Gas Tax	0	0	200,000	~~0~~	200,000	0	0	0	Jun 12 Priority B Rehabilitation
73PP- 117	Reconstruction - Larch Road, Holly Drive to WWTP	207,000	F242-Transp Sales Tax	0	0	207,000	0	207,000	0	0	0	Jun 12 Priority B Rehabilitation
73PP- 118	Reconstruction - Larch Road, Holly Drive to e of Tracy	927,000	F242-Transp Sales Tax	0	0	927,000	372,000 ~~927,000~~	355,000	0	0	0	Dec 11 Priority A Rehabilitation
73PP- 119	Street Light Repairs - various locations	76,000	F245-Gas Tax	0	0	76,000	0	76,000	0	0	0	Jun 12 Priority B Replacement
46	Totals New Projects	171,035,950		0	0	171,035,950	1,808,800	7,446,800	14,677,800	46,166,700	100,935,850	

Group 74 - Wastewater Improvements

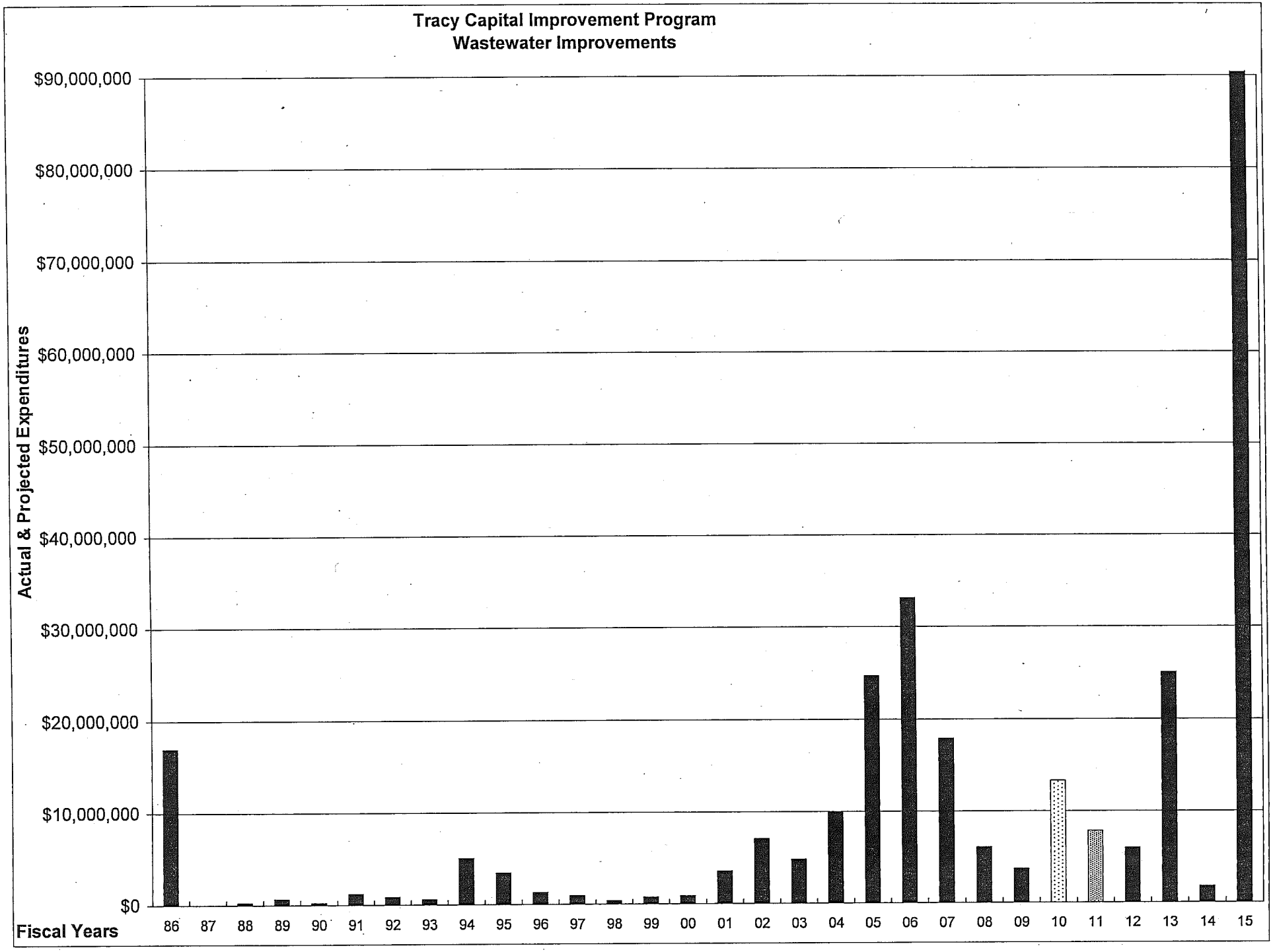
FY10-11 CIP Proposed

	by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
					Proposed Capital Budget					
18	Current Projects	42,135,807	2,918,754	13,226,253	25,990,800	7,197,200	2,893,600	15,900,000	0	0
13	New Projects	162,192,392	40,692	0	162,151,700	650,000	3,067,300	9,167,500	1,797,000	147,469,900
31	Totals	204,328,199	2,959,446	13,226,253	188,142,500	7,847,200	5,960,900	25,067,500	1,797,000	147,469,900

Projects Requiring
11 New Funding
6 in FY10-11
3 Projects Becoming Active in FY10-11

by Funding Sources									
F513-Water Capital	645,000	174,882	255,118	215,000	215,000	0	0	0	0
F523-Wastewater Capit	24,303,699	2,784,564	11,851,135	9,668,000	2,637,000	-1,314,000	1,420,000	797,000	6,128,000
Debt Proceeds	0	0	0	0	0	0	0	0	0
F325-Utilities - Plan "C"	405,000	0	0	405,000	0	405,000	0	0	0
F351-NE Indus Area #1	0	0	0	0	0	0	0	0	0
F352-Utilities - SMPA	0	0	0	0	0	0	0	0	0
F353-I205 Area Spec Pl	0	0	0	0	0	0	0	0	0
F354-ISP South Area	2,115,200	0	320,000	1,795,200	795,200	1,000,000	0	0	0
F355-Presidio Area	0	0	0	0	0	0	0	0	0
F356-Tracy Gateway Ar	7,006,200	0	0	7,006,200	0	2,447,100	2,147,500	0	2,411,600
F357-NE Indus Area #2	5,000,000	0	800,000	4,200,000	4,200,000	0	0	0	0
State & Local Grant	0	0	0	0	0	0	0	0	0
Assessments Bonds	0	0	0	0	0	0	0	0	0
Developer's Contributior	1,819,000	0	0	1,819,000	0	1,819,000	0	0	0
Future Developments	163,034,100	0	0	163,034,100	0	1,603,800	21,500,000	1,000,000	138,930,300
	204,328,199	2,959,446	13,226,253	188,142,500	7,847,200	5,960,900	25,067,500	1,797,000	147,469,900

CIP Expenditures				
	in FY08-09 >>	3,668,065	6,131,900	New Appropriations
	in FY07-08 >>	6,051,170	6,465,038	Carryovers from FY09
	in FY06-07 >>	17,934,654	-170,685	Deferrals
	in FY05-06 >>	33,189,033	800,000	Supplementals


Tracy Capital Improvement Program
Wastewater Improvements
Actual & Projected Expenditures
$90,000,000
$80,000,000
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$0
Fiscal Years
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15

Group 74 - Wastewater Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS						Proposed Capital Budget					
74004	Lining Sludge Drying Be WW Treatment Plant	1,810,043	F523-Wastewater Capit	111,688	698,355	1,000,000	1,000,000	0	0	0	0	Feb 11 Design Underway
74057	WW Line Upgrades - Grant Line Rd. East Trunk	2,419,900	F523-Wastewater Capit	306,147	2,113,753	0	0	0	0	0	0	Sep 10 Work Underway
74059	WW Collection System Capacity Study - CSOM	960,000	F523-Wastewater Capit	500,704	259,296	200,000	200,000	0	0	0	0	Jun 10 Contract Award Jan 10
74064	Reclaimed Water Pipe - 11th Street, west of Lammers	1,893,600	F356-Tracy Gateway Ar	0	0	1,893,600	0	1,893,600	0	0	0	Jun 12 Deferred to Future
74065	WWTP Effluent Cooling Habitat Enhancement	153,583	F523-Wastewater Capit	153,583	0	0	0	0	0	0	0	Project Cancelled
74069	WW Lines Extension - to Chrisman Site	1,819,000	F523-Wastewater Capit Developer's Contributio	59,920 0	1,759,080 0	-1,819,000 1,819,000	0 0	-1,819,000 1,819,000	0 0	0 0	0 0	Dec 10 Design Underway
74072	Replace Digester Cover - WW Treatment Plant	2,235,000	F523-Wastewater Capit	0	2,235,000	0	0	0	0	0	0	Sep 10 Design Underway
74073	NPDES Permit Tech Studies	2,638,000	F523-Wastewater Capit	1,260,784	1,000,216	377,000	377,000	0	0	0	0	Jan 11 Study Underway
74076	WW Lines Replacement Program - FY09 Phase	310,000	F523-Wastewater Capit	0	310,000	0	0	0	0	0	0	Dec 10 Priority A Contract Award Sep 10
74077	Pavement Replacement - WW Treatment Plant	360,000	F523-Wastewater Capit	0	360,000	0	0	0	0	0	0	Sep 10 Design Underway
74078	WWT Plant Replacemer Program - FY09 Phase	39,481	F523-Wastewater Capit	2,481	37,000	0	0	0	0	0	0	Jun 09 Project Closed
74079	Digester Boiler #2 - - WW Treatment Plant	330,000	F523-Wastewater Capit	0	330,000	0	0	0	0	0	0	Sep 10 Design Underway

(Continued)

Group 74 - Wastewater Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
74080	Emergency Pond Regrade - WW Treatment Plant	202,000	F523-Wastewater Capit	0	202,000	0	0	0	0	0	0	May 10 Design Underway
74081	Geographical Informatio System for Utilities	1,875,000	F513-Water Capital	174,882	255,118	215,000	215,000	0	0	0	0	Jun 11
			F523-Wastewater Capit	348,565	471,435	410,000	410,000	0	0	0	0	Work Underway
74082	WW Lines Replacement Program - FY09-10 Phase	255,000	F523-Wastewater Capit	0	255,000	0	0	0	0	0	0	Dec 10 Priority B Contract Award Sep 10
74083	Wastewater Treatment Plant Expansion - Phase 2A	20,000,000	F357-NE Indus Area #2	0	800,000	4,200,000	4,200,000	0	0	0	0	Jun 13 Priority B
			Future Developments	0	0	15,000,000	0	0	15,000,000	0	0	Expansion
74084	WW Upgrades - East side	2,115,200	F523-Wastewater Capit	0	0	0	0	0	0	0	0	Feb 12 Priority C
			F354-ISP South Area	0	320,000	1,795,200	795,200	1,000,000	0	0	0	Replacement
74085	WWT Plant Replacemer Program - FY09-10 Phases	220,000	F523-Wastewater Capit	0	220,000	0	0	0	0	0	0	Jun 10 Priority B Replacement
74086	WW Lines Replacement Bessie Ave, 11th to Grant Line Rd	1,700,000	F523-Wastewater Capit	0	800,000	900,000	0	0	900,000	0	0	Jun 13 Priority B Work Underway
74087	DAFT Replacement - WW Treatment Plant	800,000	F523-Wastewater Capit	0	800,000	0	0	0	0	0	0	Dec 10 Priority A Replacement
	Totals											
18	Current Projects	42,135,807		2,918,754	13,226,253	25,990,800	7,197,200	2,893,600	15,900,000	0	0	

FY10-11 CIP Proposed

Group 74 - Wastewater Improvements

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	Total	NEW APPROPRIATIONS REQUIRED FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
							Proposed Capital Budget					
	NEW PROJECTS											
74PP- 001	WW Lines Replacement Program - Future Phases	1,350,000	F523-Wastewater Capit	0	0	1,350,000	260,000	265,000	270,000	275,000	280,000	Annual Contingency Replacement
74PP- 032	Wastewater Treatment Plant Expansion - Phase 2B	10,375,000	F523-Wastewater Capit Future Developments	0 0	0 0	0 10,375,000	0 0	0 0	0 0	0 1,000,000	0 9,375,000	Jul 16 Priority D Expansion
74PP- 033	Force Main Expansion - Larch Road	2,008,800	F325-Utilities - Plan "C" Future Developments	0 0	0 0	405,000 1,603,800	0 0	405,000 1,603,800	0 0	0 0	0 0	Dec 12 Priority B Expansion
74PP- 049	Wastewater Treatment Plant Expansion - Phase 3	14,000,000	F523-Wastewater Capit Future Developments	0 0	0 0	3,000,000 11,000,000	0 0	0 0	0 0	0 0	3,000,000 11,000,000	Oct 20 Priority D Expansion
74PP- 054	WWT Plant Replacemer Program - Future Phases	1,250,000	F523-Wastewater Capit	0	0	1,250,000	230,000	240,000	250,000	260,000	270,000	Annual Contingency Replacement
74PP- 064	Wastewater Conveyanc for Tracy Gateway, Phase I	2,147,500	F356-Tracy Gateway Ai	0	0	2,147,500	0	0	2,147,500	0	0	Jun 13 Priority C New
74PP- 065	Reclaimed WD System for Tracy Gateway Area	553,500	F356-Tracy Gateway Ai	0	0	553,500	0	553,500	0	0	0	Jun 12 Priority B New
74PP- 067	Reclaimed Water Impvts for Tracy Gateway Area	15,866,900	F356-Tracy Gateway Ai Future Developments	0 0	0 0	2,411,600 13,455,300	0 0	0 0	0 0	0 0	2,411,600 13,455,300	Jun 15 Priority D New
74PP- 069	WWCS Improvements - NE Industrial Area #2 - Phase 2	6,500,000	F357-NE Indus Area #2 Future Developments	0 0	0 0	0 6,500,000	0 0	0 0	0 6,500,000	0 0	0 0	Nov 13 Priority D New
74PP- 071	Pump Station Rehab - Wastewater Lagoon	190,692	F523-Wastewater Capit	40,692	0	150,000	0	0	0	150,000	0	Project Cancelled
74PP- 072	Replace Secondary Clarifier - WW Treatment Plant	2,690,000	F523-Wastewater Capit	0	0	2,690,000	0	0	0	112,000	2,578,000	Project Cancelled

(Continued)

Group 74 - Wastewater Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
74PP- 101	Watewater Treatment Plant Expansion - Phase 4	105,100,000	F523-Wastewater Capit	0	0	0	0	0	0	0	0	Jun 25 Priority D Expansion
			Future Developments	0	0	105,100,000	0	0	0	0	105,100,000	
74PP- 102	Aqua Ammonia Chemic. Feed System - WWTP	160,000	F523-Wastewater Capit	0	0	160,000	160,000	0	0	0	0	Dec 10 Priority A New Equipment
	Totals											
13	New Projects	162,192,392		40,692	0	162,151,700	650,000	3,067,300	9,167,500	1,797,000	147,469,900	

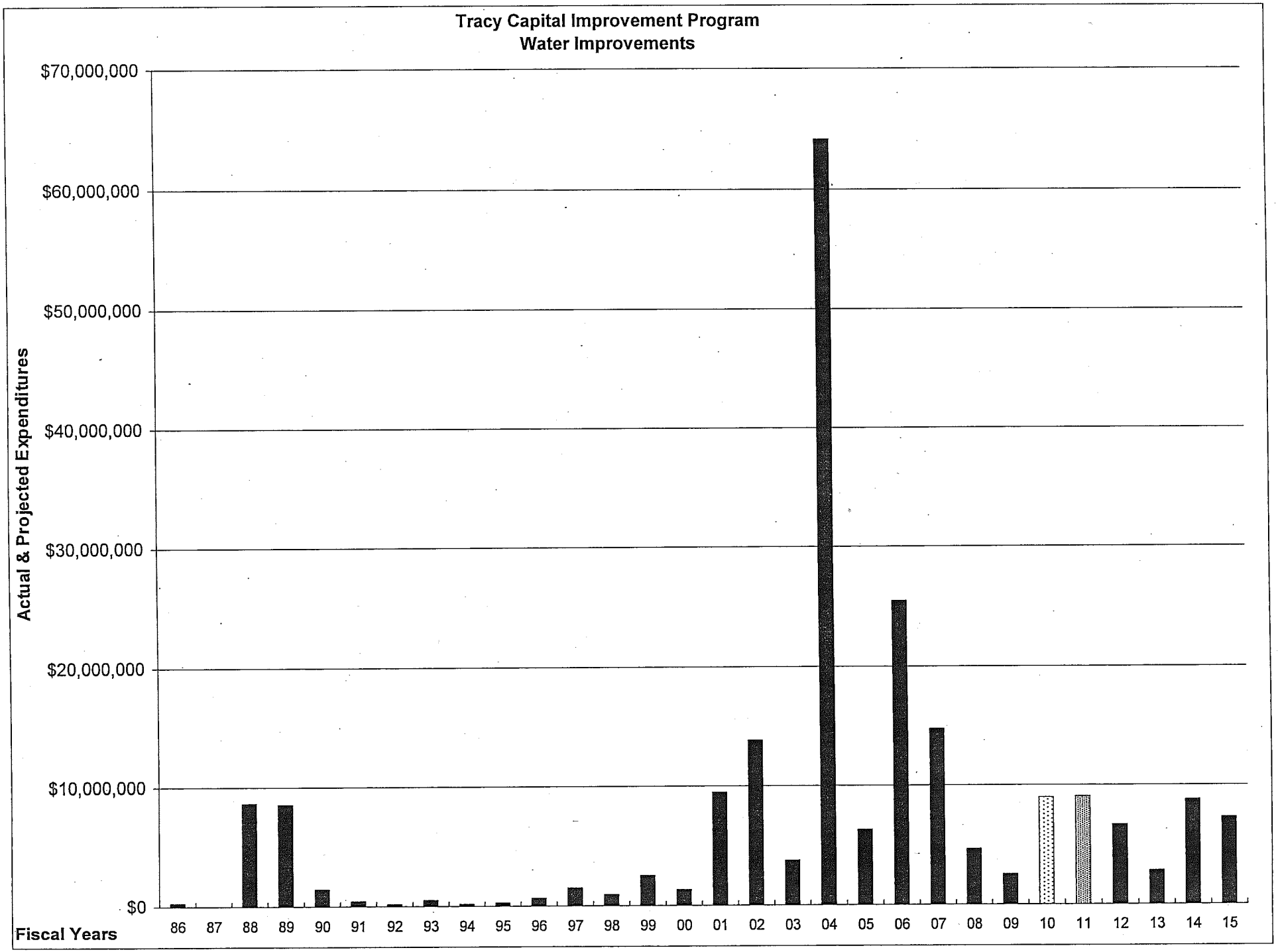
Group 75 - Water Improvements

FY10-11 CIP Proposed

	by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
						Proposed Capital Budget				
17	Current Projects	37,755,839	12,185,191	9,002,648	16,568,000	6,470,000	6,293,000	125,000	3,680,000	0
15	New Projects	18,189,900	0	0	18,189,900	2,610,700	440,000	2,668,100	5,152,000	7,319,100
32	Totals	55,945,739	12,185,191	9,002,648	34,757,900	9,080,700	6,733,000	2,793,100	8,832,000	7,319,100
	by Funding Sources									
	F101-General	0	0	0	0	0	0	0	0	0
	F513-Water Capital	35,735,555	8,796,583	6,691,412	20,247,560	6,889,000	506,910	2,793,100	8,832,000	1,226,550
	State Grant or Loan	0	0	0	0	0	0	0	0	0
	F324-Gen Fac Plan"C"	0	0	0	0	0	0	0	0	0
	F325-Utilities Plan"C"	568,534	56,834	2,110	509,590	333,500	176,090	0	0	0
	F351-NE Indus Area #1	5,253,700	3,278,202	1,425,498	550,000	550,000	0	0	0	0
	F352-So MacArthur PA	1,045,250	0	580,200	465,050	970,700	240,900	0	0	-746,550
	F353-I205 Area Spec Pl	0	0	0	0	0	0	0	0	0
	F354-ISP South Area	357,500	0	0	357,500	337,500	20,000	0	0	0
	F355-Presidio Area	113,100	0	292,000	-178,900	0	-178,900	0	0	0
	F356-Tracy Gateway Ar	12,872,100	53,572	11,428	12,807,100	0	5,968,000	0	0	6,839,100
	F357-NE Indus Area #2	0	0	0	0	0	0	0	0	0
	F387-RSP Reserves	0	0	0	0	0	0	0	0	0
	Assessments	0	0	0	0	0	0	0	0	0
	Developers Contribution	0	0	0	0	0	0	0	0	0
	Future Developments	0	0	0	0	0	0	0	0	0
		55,945,739	12,185,191	9,002,648	34,757,900	9,080,700	6,733,000	2,793,100	8,832,000	7,319,100

Projects Requiring
7 New Funding
5 in FY10-11
6 Projects Becoming Active in FY10-11

CIP Expenditures				
	in FY08-09 >>	2,539,084	3,583,900	New Appropriations
	in FY07-08 >>	4,714,305	5,418,748	Carryovers from FY09
	in FY06-07 >>	14,780,555	0	Deferrals
	in FY05-06 >>	25,430,538	0	Supplementals


Tracy Capital Improvement Program
Water Improvements
Actual & Projected Expenditures
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$0
Fiscal Years
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15

Group 75 - Water Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS						Proposed Capital Budget					
75046	Water Distribution System - NE Industrial Area	3,154,500	F351-NE Indus Area #1	2,391,293	213,207	550,000	550,000	0	0	0	0	Dec 11 Phase 1 Completed Phase 2 Design Underwa
75061	Water Supply Purchase from WSID & BCID	11,397,339	F513-Water Capital	8,397,339	125,000	2,875,000	125,000	125,000	125,000	2,500,000	0	Feb 14 75% Purchased Feb 04
75076	Well Rehabilitation - Lincoln Well	383,900	F513-Water Capital	885	288,015	95,000	95,000	0	0	0	0	Dec 10 Deferred to FY10-11
75078	Aquifier Storage & Recovery Program	700,000	F513-Water Capital State Grant	16,331 0	283,669 0	400,000 0	200,000 0	200,000 0	0 0	0 0	0 0	Jun 12 Priority B Study
75085	Water Distribution Syste Tracy Gateway Area	6,033,000	F356-Tracy Gateway A	53,572	11,428	5,968,000	0	5,968,000	0	0	0	Jun 12 Developer to Build Design Underway
75092	Water Well #9 (1.7 mgd)	2,971,400	F351-NE Indus Area #1 F352-So MacArthur PA F355-Presidio Area	886,909 0 0	1,212,291 580,200 292,000	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Dec 09 Work Completed
75093	Water Banking	5,635,000	F513-Water Capital	13,362	121,638	5,500,000	5,500,000	0	0	0	0	Feb 11 Priority A New Capacity
75094	Clearwell Interior Coatin - Water Treatment Plant	345,000	F513-Water Capital	0	345,000	0	0	0	0	0	0	Jun 10 Design Underway
75095	Water Lines Replaceme Program - FY09 Phase	275,000	F513-Water Capital	473	274,527	0	0	0	0	0	0	Jun 10 Work Underway
75096	Water Line Replacemen Carlton Avenues	962,500	F513-Water Capital	938	961,562	0	0	0	0	0	0	May 10 Work Underway
75097	Booster Station Replace ment- Patterson Pass	1,400,000	F513-Water Capital	139,615	1,260,385	0	0	0	0	0	0	Oct 10 Work Underway

(Continued)

Group 75 - Water Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
75098	Telemetry Station - Rose Ranch	150,000	F513-Water Capital	1,450	148,550	0	0	0	0	0	0	Oct 10 Work Underway
75099	Well Demolition - Tidewater Well	170,700	F513-Water Capital	1,423	169,277	0	0	0	0	0	0	Aug 10 To be Rebid
75100	Water Line Replacemen Grant Line Rd, Bessie to MacArthur Dr	2,008,500	F513-Water Capital	281,601	1,726,899	0	0	0	0	0	0	Sep 10 Work Underway
75101	Water Line Replacemen Bessie Ave - 2 Phases	1,734,000	F513-Water Capital	0	554,000	1,180,000	0	0	0	1,180,000	0	Aug 13 Priority A Work Underway
75102	Water Lines Replaceme Program - FY09-10 Phase	275,000	F513-Water Capital	0	275,000	0	0	0	0	0	0	Annual Contingency Replacement
75103	Miscellaneous Imprvmts Water Treatment Plant	160,000	F513-Water Capital	0	160,000	0	0	0	0	0	0	Jun 10 Priority B New Facilities
	Totals											
17	Current Projects	37,755,839		12,185,191	9,002,648	16,568,000	6,470,000	6,293,000	125,000	3,680,000	0	

Group 75 - Water Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS						Approved Capital Budget					
75PP- 001	Water Lines Replaceme Program - Future Phases	1,660,000	F513-Water Capital	0	0	1,660,000	290,000	320,000	350,000	350,000	350,000	Annual Contingency Replacement
75PP- 067	Storage & Pumping Facilities	4,400,000	F513-Water Capital	0	0	4,400,000	0	0	0	4,400,000	0	Jun 14 Priority D New Facilities
75PP- 077	Water Line Replacemen 20th to 23rd Streets, bw Holly & Bessie Avenues	2,280,000	F513-Water Capital	0	0	2,280,000	0	0	2,280,000	0	0	Jun 13 Priority C Replacement
75PP- 081	Water Storage Reservio Tracy Gateway Area	2,268,000	F356-Tracy Gateway Ai	0	0	2,268,000	0	0	0	0	2,268,000	Jun 15 Priority D New Facilities
75PP- 082	Water Pump Stations - Tracy Gateway Area	1,900,000	F356-Tracy Gateway Ai	0	0	1,900,000	0	0	0	0	1,900,000	Jun 15 Priority D New Facilities
75PP- 083	Emergency Well for Tracy Gateway Area	2,671,100	F356-Tracy Gateway Ai	0	0	2,671,100	0	0	0	0	2,671,100	Jun 15 Priority D New Facilities
75PP- 086	Watershed Survey - 2011 Update	35,000	F513-Water Capital	0	0	35,000	35,000	0	0	0	0	Jun 11 Priority A Study
75PP- 087	Urban Water Mgmt Plan - 2010 Update	250,000	F513-Water Capital	0	0	250,000	120,000	0	0	0	130,000	Dec 10 Priority A Study
75PP- 090	Interfund Reimbursemei for CIP 7352 - SSJID	0	F513-Water Capital	0	0	-42,000	0	-42,000	0	0	0	Jun 12 Priority C IF Reimbursements
			F325-Utilities Plan"C"	0	0	0	0	0	0	0	0	
			F352-So MacArthur PA	0	0	220,900	0	220,900	0	0	0	
			F355-Presidio Area	0	0	-178,900	0	-178,900	0	0	0	
75PP- 094	Water Master Plan - Citywide Update	38,100	F513-Water Capital	0	0	14,000	0	0	14,000	0	0	Jun 13 Priority D Study
			F356-Tracy Gateway Ai	0	0	24,100	0	0	24,100	0	0	
75PP- 095	Back-up Generator - City Wellfield	402,000	F513-Water Capital	0	0	402,000	0	0	0	402,000	0	Jun 14 Priority D New Facilities

(Continued)

Group 75 - Water Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Approved Capital Budget					
75PP- 099	Conjunctive Groundwat Use Study	120,000	F513-Water Capital	0	0	80,000	0	80,000	0	0	0	Jun 12 Priority B Study
			F352-So MacArthur PA	0	0	20,000	0	20,000	0	0	0	
			F354-ISP South Area	0	0	20,000	0	20,000	0	0	0	
75PP- 100	Water Lines -MacArthur Drive, Linne to Valpico	1,641,700	F513-Water Capital	0	0	746,550	0	0	0	0	746,550	Jul 11 Priority A New Facilities
			F325-Utilities Plan"C"	0	0	333,500	333,500	0	0	0	0	
			F352-So MacArthur PA	0	0	224,150	970,700	0	0	0	-746,550	
			F354-ISP South Area	0	0	337,500	337,500	0	0	0	0	
75PP- 101	Water Line Replacemen Court Drive	374,000	F513-Water Capital	0	0	374,000	374,000	0	0	0	0	Jul 11 Priority A Replacement
75PP- 102	Water Line Replacemen 22nd Street, Parker to Court Drive	150,000	F513-Water Capital	0	0	150,000	150,000	0	0	0	0	Jul 11 Priority A Replacement
	Totals											
15	New Projects	18,189,900		0	0	18,189,900	2,610,700	440,000	2,668,100	5,152,000	7,319,100	

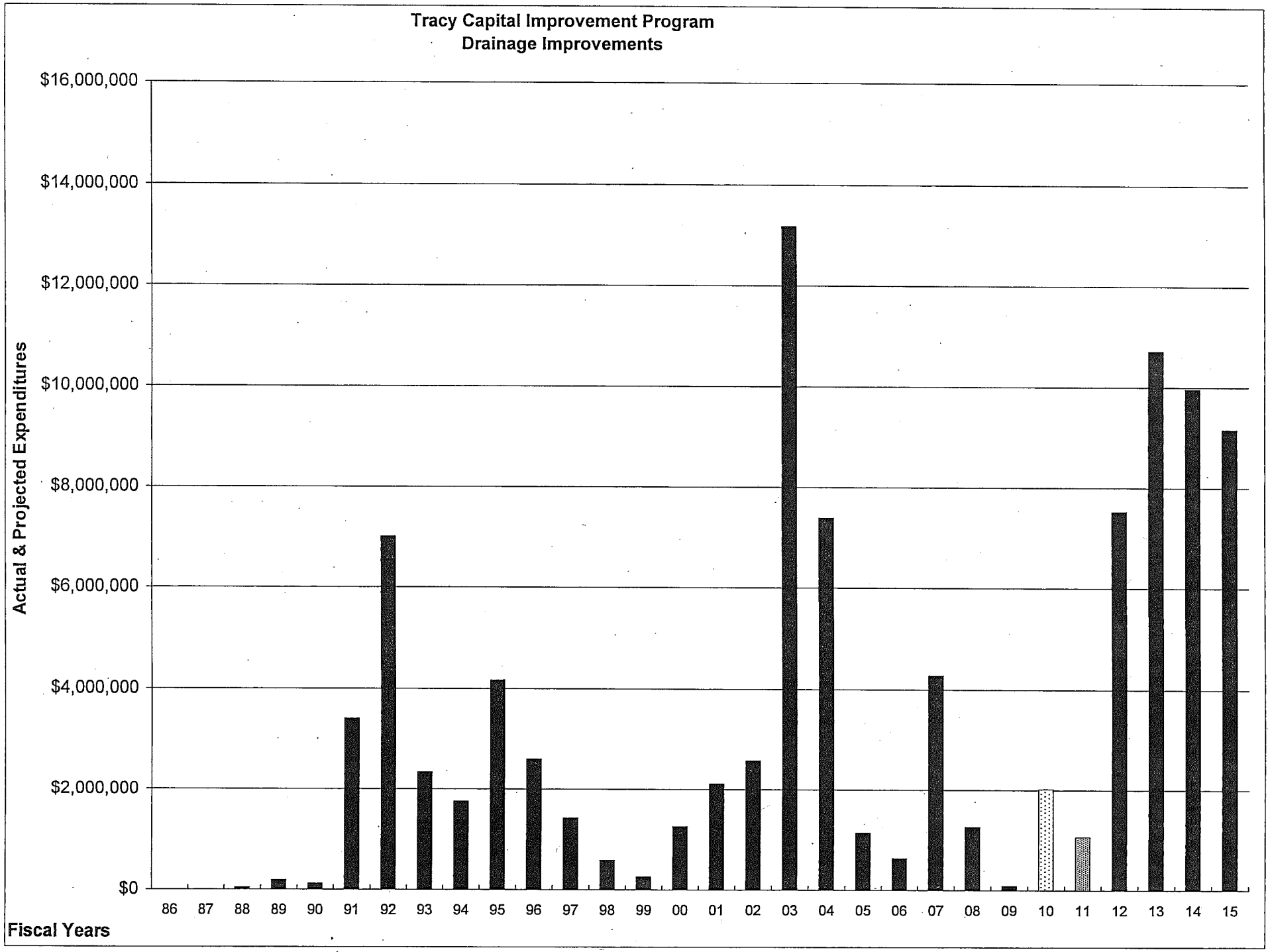
Group 76 - Drainage Improvements

FY10-11 CIP Proposed

	by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11 Proposed Capital Budget	FY11-12	FY12-13	FY13-14	FY14-15
10	Current Projects	8,947,338	4,319,522	2,022,716	2,605,100	0	2,266,100	339,000	0	0
21	New Projects	36,390,305	544,405	0	35,845,900	1,068,600	5,263,700	10,382,900	9,964,900	9,165,800
31	Totals	45,337,643	4,863,927	2,022,716	38,451,000	1,068,600	7,529,800	10,721,900	9,964,900	9,165,800
	by Funding Sources									
	F101-General	0	0	0	0	0	0	0	0	0
	F301-General Projects	0	0	0	0	0	0	0	0	0
	F312-Infill Drainage	4,013,797	83,787	-111,490	4,041,500	350,000	137,300	3,199,400	293,800	61,000
	F322-Plan C Drainage	3,290,600	0	0	3,290,600	621,600	1,518,900	1,040,900	0	109,200
	F345-RSP Prgm Mgmt	412,000	0	412,000	0	0	0	0	0	0
	F351-NE Indus Area #1	6,404,277	52,461	967,716	5,384,100	0	5,384,100	0	0	0
	F352-So MacArthur Are	54,000	0	0	54,000	54,000	0	0	0	0
	F353-I205 Area Spec Pl	0	0	0	0	0	0	0	0	0
	F354-ISP South Area	6,180,844	510,254	711,490	4,959,100	0	3,881,300	1,077,800	0	0
	F355-Presidio Area	0	0	0	0	0	0	0	0	0
	F356-Tracy Gateway Ar	689,100	0	0	689,100	0	0	0	0	689,100
	F357-NE Indus Area #2	11,541,800	0	0	11,541,800	0	0	0	9,619,100	1,922,700
	F541-Drainage Enterpri:	3,925,825	25	43,000	3,882,800	43,000	246,000	3,487,800	52,000	54,000
	Assessments	0	0	0	0	0	0	0	0	0
	Future Developments	8,597,200	0	0	8,597,200	0	0	2,097,200	0	6,500,000
	Developer's Contributior	228,200	4,217,400	0	-3,989,200	0	-3,637,800	-181,200	0	-170,200
		45,337,643	4,863,927	2,022,716	38,451,000	1,068,600	7,529,800	10,721,900	9,964,900	9,165,800

Projects Requiring
4 New Funding
0 in FY10-11
3 Projects Becoming Active in FY10-11

CIP Expenditures				
	in FY08-09 >>	93,779	726,000	New Appropriations
	in FY07-08 >>	1,268,113	1,010,716	Carryovers from FY09
	in FY06-07 >>	4,272,920	-14,000	Deferrals
	in FY05-06 >>	647,248	300,000	Supplementals


Tracy Capital Improvement Program
Drainage Improvements
Actual & Projected Expenditures
$16,000,000
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$0
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15
Fiscal Years

FY10-11 CIP Proposed

Group 76 - Drainage Improvements

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS						Proposed Capital Budget					
76027	Drainage Improvements Bessie Ave, Eaton to GLR	662,782	F312-Infill Drainage	62,782	600,000	0	0	0	0	0	0	Jun 10 Priority B
			F541-Drainage Enterpı	0	0	0	0	0	0	0	0	Work Underway
76028	Storm Drain Line - Grant Line, w of Paradise	1,346,677	F351-NE Indus Area #	52,461	33,916	1,260,300	0	1,260,300	0	0	0	Dec 12
			Future Developments	0	0	0	0	0	0	0	0	Deferred to Future
76036	Channel Improvements C2 Channel, NE Industrial Area	1,599,500	F351-NE Indus Area #	0	772,500	827,000	0	827,000	0	0	0	Dec 11 Priority C Deferred to Future
76039	Drainage Improvements Berg Ave Area	339,025	F541-Drainage Enterpı	25	0	339,000	0	0	339,000	0	0	Jun 13 Deferred to FY12-13
76043	Drainage Improvements NE Industrial Area	340,100	F351-NE Indus Area #	0	161,300	178,800	0	178,800	0	0	0	Dec 11 Deferred to Future
76045	New Detention Basin 2A ISP South, Zone 2	4,204,254	F354-Indus SP, South	510,254	0	2,407,800	0	2,407,800	0	0	0	Apr 07
			F322-Plan C Drainage	0	0	1,103,300	0	1,103,300	0	0	0	Reimbursement Due
			F312-Infill Drainage	0	0	182,900	0	182,900	0	0	0	
			Developer's Contributic	3,694,000	0	-3,694,000	0	-3,694,000	0	0	0	
76051	Storm Drains Replacem Program - FY09 Phase	43,000	F541-Drainage Enterpı	0	43,000	0	0	0	0	0	0	Mar 10 Contract Award Dec 09
76053	Basin Upgrade - Placensia Fields	112,000	F541-Drainage Enterpı	0	0	0	0	0	0	0	0	Jun 10 Priority A18
			F345-RSP Prgm Mgmt	0	112,000	0	0	0	0	0	0	Upgrade
76055	Westside Channel Outfall - Zone 1	0	F312-Infill Drainage	0	-711,490	0	0	0	0	0	0	Jun 10
			F354-ISP South Area	0	711,490	0	0	0	0	0	0	Reimbursement Due
76056	Westside Irrigation District - Use Payment	300,000	F312-Infill Drainage	0	0	0	0	0	0	0	0	Jun 10
			F345-RSP Prgm Mgmt	0	300,000	0	0	0	0	0	0	Prepaid Lease
	Totals											
10	Current Projects	8,947,338		4,319,522	2,022,716	2,605,100	0	2,266,100	339,000	0	0	

Group 76 - Drainage Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS						Proposed Capital Budget					
76PP- 001	Storm Drains Replacem Program - FY10 & Future Phases	244,000	F541-Drainage Enterpi	0	0	244,000	43,000	46,000	49,000	52,000	54,000	Annual Contingency Rehabilitation
76054	Pump Station Upgrade - Larch Rd, sw corner at Tracy	200,000	F541-Drainage Enterpi	0	0	200,000	0	200,000	0	0	0	Dec 12 Priority A
			F301-General Projects	0	0	0	0	0	0	0	0	Rehabilitation
76PP- 007	Pond Removal - 3 Locations	1,085,005	F312-Infill Drainage	21,005	0	1,064,000	0	659,800	404,200	0	0	Jun 13 Priority B Removal
76PP- 008	Pond Removal - Greenleaf #1 Pond	350,000	F312-Infill Drainage	0	0	350,000	350,000	0	0	0	0	Jun 12 Priority A Removal
76PP- 009	Construction - West side Channel, north of Edgewood	228,200	F345-RSP Prgm Mgmt	0	0	0	0	0	0	0	0	Jun 12 Priority B
			Developer Contributior	0	0	228,200	0	228,200	0	0	0	Deferred to FY11-12
76PP- 024	Detention Basin 2B Blue Zone	5,450,700	F312-Infill Drainage	0	0	1,172,400	0	0	1,172,400	0	0	Jun 13 Priority C
			F322-Plan C Drainage	0	0	1,103,300	0	243,600	859,700	0	0	New Installation
			F354-ISP South Area	0	0	1,077,800	0	0	1,077,800	0	0	
			Future Developments	0	0	2,097,200	0	0	2,097,200	0	0	
76PP- 027	Storm Drain - Sterling Park/Johnson (Yellow Zone)	172,000	F322-Plan C Drainage	0	0	172,000	0	172,000	0	0	0	Jun 06
			Developer's Contributic	172,000	0	-172,000	0	-172,000	0	0	0	Reimbursement Due
76PP- 028	Storm Drain - San Marco 42" (Yellow Zone)	181,200	F322-Plan C Drainage	0	0	181,200	0	0	181,200	0	0	Nov 99
			Developer's Contributic	181,200	0	-181,200	0	0	-181,200	0	0	Reimbursement Due
76PP- 035	Storm Drains Outfall- Eastlake 18" (Pink Zone)	170,200	F322-Plan C Drainage	0	0	109,200	0	0	0	0	109,200	Jan 01
			F312-Infill Drainage	0	0	61,000	0	0	0	0	61,000	Reimbursement Due
			Developer's Contributic	170,200	0	-170,200	0	0	0	0	-170,200	
76PP- 039	Drainage Improvements South MacArthur, Phase 3	6,500,000	F352-So MacArthur Ar	0	0	0	0	0	0	0	0	Jun 15 Priority D
			Future Developments	0	0	6,500,000	0	0	0	0	6,500,000	New Installation
76PP- 048	Drainage Improvements ISP South, Zone 1	768,100	F354-ISP South Area	0	0	768,100	0	768,100	0	0	0	Jun 12 Priority B New Installation

(Continued)

Group 76 - Drainage Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	Total	NEW APPROPRIATIONS REQUIRED FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
76PP- 051	Westside Channel Outfall - Zone 2	0	F312-Infill Drainage	0	0	-705,400	0	-705,400	0	0	0	Project Cancelled
			F354-ISP South Area	0	0	705,400	0	705,400	0	0	0	
76PP- 052	Drainage Improvements Grant Line Road	3,118,000	F351-NE Indus Area #	0	0	3,118,000	0	3,118,000	0	0	0	Jun 12 Priority C New Installation
76PP- 053	Drainage Improvements Lincoln Blvd, 11 th to Beverly Place	293,800	F312-Infill Drainage	0	0	293,800	0	0	0	293,800	0	Jun 14 Priority D Upgrade
76PP- 061	Drainage Conveyance Tracy Gateway Area	689,100	F356-Tracy Gateway A	0	0	689,100	0	0	0	0	689,100	Jun 15 Priority D
76PP- 063	Storm Drain - Chrisman Road, Grant Line	0	F357-NE Indus Area #	0	0	0	0	0	0	0	0	Project Cancelled
76PP- 064	Drainage Improvements Pescadero Avenue	11,056,900	F357-NE Indus Area #	0	0	11,056,900	0	0	0	9,619,100	1,437,800	Jun 15 Priority D New Installation
			Future Developments	0	0	0	0	0	0	0	0	
76PP- 065	Drainage Improvements Chrisman Rd, Paradise to Grant Line	484,900	F357-NE Indus Area #	0	0	484,900	0	0	0	0	484,900	Jun 15 Priority B New Installation
76PP- 068	Storm Drains Outfall- Rocha and 35	1,393,200	F312-Infill Drainage	0	0	1,393,200	0	0	1,393,200	0	0	Jun 13 Priority C New Installation
76PP- 069	Drainage Improvements South MacArthur, Phase 2	675,600	F322-Plan C Drainage	0	0	621,600	621,600	0	0	0	0	Jun 11 Priority D Upgrade
			F352-So MacArthur Ar	0	0	54,000	54,000	0	0	0	0	
76PP- 070	Drainage Improvements Bessie Ave, Eaton to GLR	3,329,400	F312-Infill Drainage	0	0	229,600	0	0	229,600	0	0	Jun 14 Priority D Upgrade
			F541-Drainage Enterpi	0	0	3,099,800	0	0	3,099,800	0	0	
21	Totals New Projects	36,390,305		544,405	0	35,845,900	1,068,600	5,263,700	10,382,900	9,964,900	9,165,800	

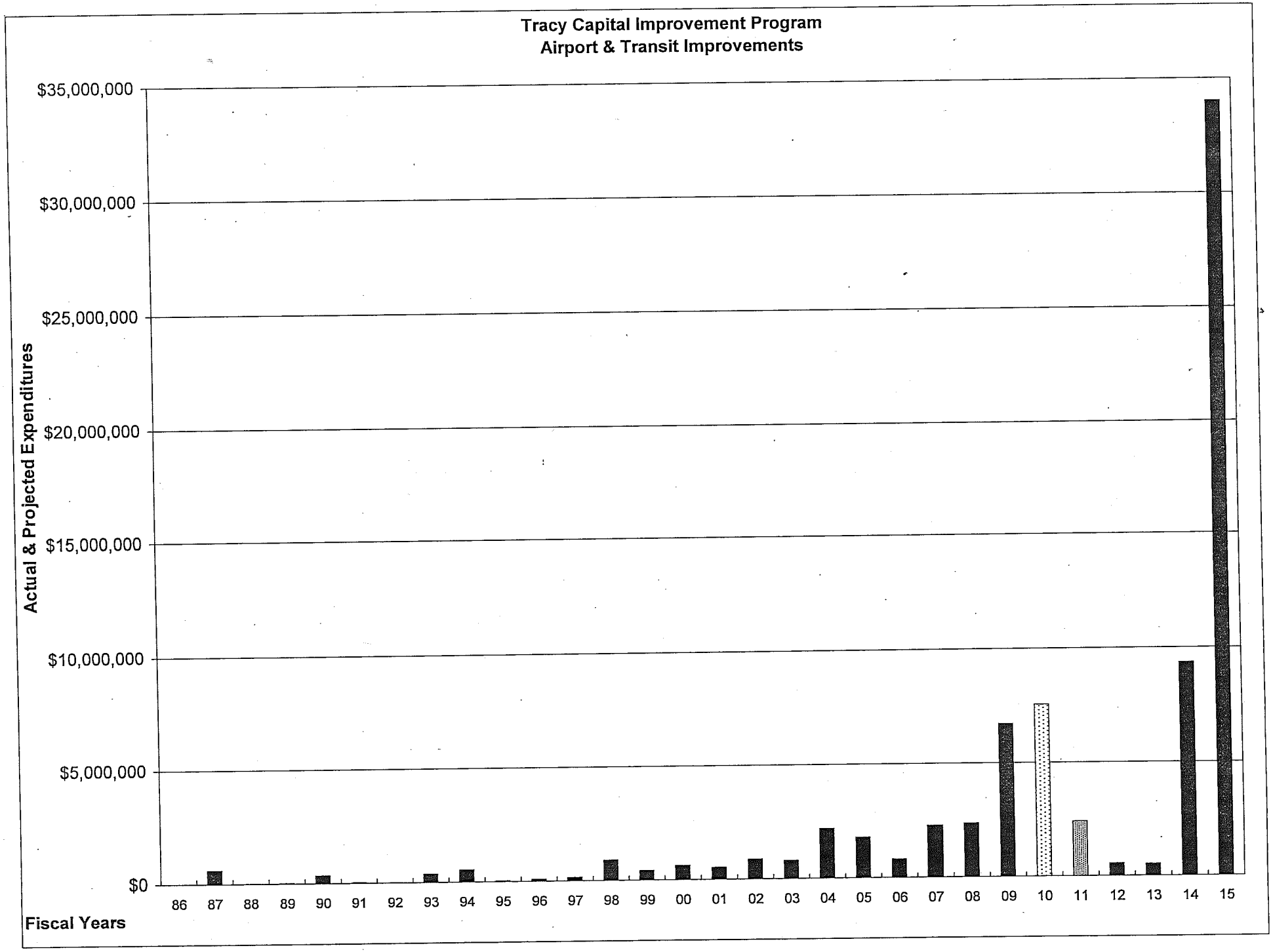
Group 77 - Airport & Transit Improvements

FY10-11 CIP Proposed

by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
					Proposed Capital Budget				
15 Current Projects	17,018,816	9,297,358	7,577,458	144,000	144,000	0	0	0	0
17 New Projects	46,692,800	0	0	46,692,800	2,261,200	558,000	527,000	9,357,400	33,989,200
32 Totals	63,711,616	9,297,358	7,577,458	46,836,800	2,405,200	558,000	527,000	9,357,400	33,989,200
by Funding Sources									
F242-Transp Sales Tax	4,160,500	3,780,413	380,087	0	0	0	0	0	0
F301-General Projects	10,838,041	236,945	19,496	10,581,600	0	0	0	1,238,000	9,343,600
F381-Com Dev Ag Proje	592,350	1,100	238,250	353,000	0	0	0	0	353,000
F563-Airport Capital	3,449,725	15,222	75,303	3,359,200	26,000	0	0	405,400	2,927,800
F573-Transit Capital	708,900	169,446	198,454	341,000	124,000	111,600	105,400	0	0
FAA Grant	28,996,700	0	224,200	28,772,500	405,000	0	0	7,523,900	20,843,600
FTA Grant	3,820,700	0	1,121,500	2,699,200	1,831,200	446,400	421,600	0	0
CMAQ Grant	0	0	0	0	0	0	0	0	0
State Aviation Grant	1,157,800	0	427,500	730,300	19,000	0	0	190,100	521,200
State Aviation Loan	2,112,000	0	2,112,000	0	0	0	0	0	0
State Transit Grant	7,874,900	5,094,232	2,780,668	0	0	0	0	0	0
	63,711,616	9,297,358	7,577,458	46,836,800	2,405,200	558,000	527,000	9,357,400	33,989,200

Projects Requiring
1 New Funding
1 in FY10-11
2 Projects Becoming Active in FY10-11

CIP Expenditures			
in FY08-09 >>	6,728,146	1,224,900	New Appropriations
in FY07-08 >>	2,361,561	5,901,058	Carryovers from FY09
in FY06-07 >>	2,243,283	-23,500	Deferrals
in FY05-06 >>	811,028	475,000	Supplementals


Tracy Capital Improvement Program
Airport & Transit Improvements
Actual & Projected Expenditures
$35,000,000
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15
Fiscal Years

Group 77 - Airport & Transit Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS						Proposed Capital Budget					
77012D	Fuel Facility - Airport,	16,500	F563-Airport Capital	0	16,500	0	0	0	0	0	0	Dec 09
	Phase D (Monitoring)		FAA Grant	0	0	0	0	0	0	0	0	Work Completed
77015	Upgrade Security Lights	12,400	F563-Airport Capital	0	1,240	0	0	0	0	0	0	Jun 10 Priority A2
	Tie-down Area		FAA Grant	0	11,160	0	0	0	0	0	0	Deferred to FY09-10
77027	Installation of 44 Portab	2,336,250	F563-Airport Capital	9,165	2,045	0	0	0	0	0	0	Dec 10
	Hangars		FAA Grant	0	213,040	0	0	0	0	0	0	Design Completed
			State Aviation Loan	0	2,112,000	0	0	0	0	0	0	
77028	Sanitary Improvements	50,400	F563-Airport Capital	1,982	8,018	0	0	0	0	0	0	Jan 09
	Tracy Airport		F301-General Projects	40,400	0	0	0	0	0	0	0	Work Completed
77029	Park Improvements -	24,600	F563-Airport Capital	2,425	0	0	0	0	0	0	0	Apr 09 Priority A5
	Tracy Airport		F301-General Projects	21,135	1,040	0	0	0	0	0	0	Work Completed
77030	Concession Area -	20,000	F563-Airport Capital	0	0	0	0	0	0	0	0	Mar 10
	Tracy Airport		F301-General Projects	1,544	18,456	0	0	0	0	0	0	Work Underway
77032	Main Entrance Impvmts	241,000	F563-Airport Capital	1,650	0	0	0	0	0	0	0	Jun 10
	Tracy Airport		F381-Com Dev Ag Proj	1,100	238,250	0	0	0	0	0	0	Contract Award Jan 10
77033	Runway Repairs & Fenc	475,000	F563-Airport Capital	0	47,500	0	0	0	0	0	0	Sep 10 Priority B
	New Jerusalem Airport		State Aviation Grant	0	427,500	0	0	0	0	0	0	Design Underway
77519	Multi-modal Transit	12,209,266	F301-General Projects	173,866	0	0	0	0	0	0	0	Jan 10
	Station - 6th & Central		F242-Transp Sales Tax	3,780,413	380,087	0	0	0	0	0	0	Work Completed
			Grant Funding	5,094,232	2,780,668	0	0	0	0	0	0	
77533	Bus Security Systems	230,000	F573-Transit Capital	0	7,200	24,000	24,000	0	0	0	0	Dec 10 Priority B2
			FTA Grant	0	78,800	120,000	120,000	0	0	0	0	New Equipment
77534	ParaTransit Bus	500,000	F573-Transit Capital	1,023	98,977	0	0	0	0	0	0	Aug 13 Priority B2
	Replacements - FY09		FTA Grant	0	400,000	0	0	0	0	0	0	Replacement

(Continued)

Group 77 - Airport & Transit Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
77535	Front Counter Upgrade	40,000	F573-Transit Capital	783	7,217	0	0	0	0	0	0	Jun 10
	Parks & Comm Serv Bldg		FTA Grant	0	32,000	0	0	0	0	0	0	Design Underway
77536	Short-Range Transit	174,400	F573-Transit Capital	167,640	-132,740	0	0	0	0	0	0	Jan 10
	Plan		FTA Grant	0	139,500	0	0	0	0	0	0	Study Completed
77537	ParaTransit Bus	589,000	F573-Transit Capital	0	117,800	0	0	0	0	0	0	Jun 13 Priority B2
	Replacements - FY10		FTA Grant	0	471,200	0	0	0	0	0	0	Replacement
77538	Multi-modal Transit	100,000	F573-Transit Capital	0	100,000	0	0	0	0	0	0	Apr 10
	Station - Civic Arts											Work Underway
15	Current Projects	17,018,816		9,297,358	7,577,458	144,000	144,000	0	0	0	0	

Group 77 - Airport & Transit Improvements

FY10-11 CIP Proposed

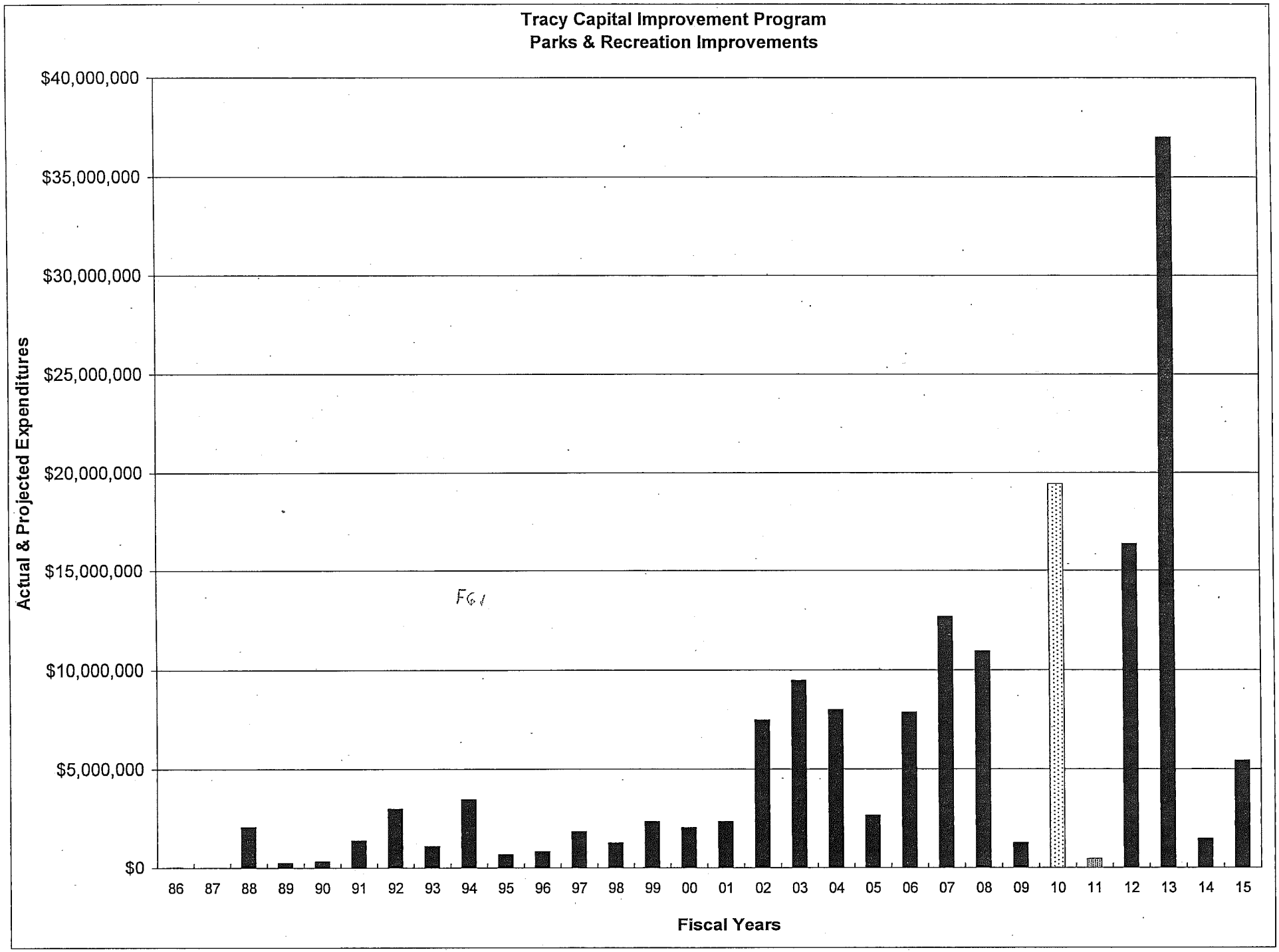
Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS						Proposed Capital Budget					
77PP- 010	Public Parking Area - Tracy Airport	353,000	F563-Airport Capital	0	0	0	0	0	0	0	0	Jun 14 Priority C4
			F381-Com Dev Ag Proj	0	0	353,000	0	0	0	0	353,000	Upgrade
77PP- 016	Aircraft Wash Facility -	99,400	F563-Airport Capital	0	0	99,400	0	0	0	99,400	0	Jun 13 Priority B5
77PP- 017	Helicopter Pad Airport	91,800	F563-Airport Capital	0	0	2,400	0	0	0	0	2,400	Jun 14 Priority C1
			FAA Grant	0	0	87,200	0	0	0	0	87,200	New
			State Aviation Grant	0	0	2,200	0	0	0	0	2,200	
77PP- 018	Utilities & Drainage Improvements - Tracy Airport	2,776,000	F563-Airport Capital	0	0	2,776,000	0	0	0	0	2,776,000	Jun 14 Priority C3 Upgrade & Expansion
77PP- 025	Land Acquisition - Tracy Airport	21,849,000	F563-Airport Capital	0	0	102,600	0	0	0	0	102,600	Jun 14 Priority C8
			FAA Grant	0	0	20,756,400	0	0	0	0	20,756,400	New - Expansion
			State Aviation Grant	0	0	519,000	0	0	0	0	519,000	
			F301-General Projects	0	0	471,000	0	0	0	0	471,000	
77PP- 026	Construct FBO Facility - Main Airport Area	4,268,000	F563-Airport Capital	0	0	34,400	0	0	0	0	34,400	Jun 14 Priority C6
			F301-General Projects	0	0	4,233,600	0	0	0	0	4,233,600	New
77PP- 027	Construct FBO Facility - South Hangar Area	2,407,000	F563-Airport Capital	0	0	0	0	0	0	0	0	Jun 14 Priority C7
			F301-General Projects	0	0	2,407,000	0	0	0	0	2,407,000	New
77PP- 028	Taxiway Construction & Paving - Tracy Airport	4,808,000	F563-Airport Capital	0	0	125,100	0	0	0	125,100	0	Jun 13 Priority B3
			FAA Grant	0	0	4,567,500	0	0	0	4,567,500	0	New
			State Aviation Grant	0	0	115,400	0	0	0	115,400	0	
77PP- 029	Road Upgrade - Tracy Blvd, s of Linne	2,232,000	F563-Airport Capital	0	0	0	0	0	0	0	0	Jun 14 Priority C5
			F301-General Projects	0	0	2,232,000	0	0	0	0	2,232,000	Rehabilitation
77PP- 030	Repairs FBO Building - Tracy Airport	1,017,000	F563-Airport Capital	0	0	0	0	0	0	0	0	Jun 13 Priority B6
			F301-General Projects	0	0	1,017,000	0	0	0	1,017,000	0	Replacement

(Continued)

Group 77 - Airport & Transit Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
77PP- 033	Airport Security Enhancements	3,112,000	F563-Airport Capital	0	0	80,900	0	0	0	80,900	0	Jun 13 Priority B2
			FAA Grant	0	0	2,956,400	0	0	0	2,956,400	0	New
			State Aviation Grant	0	0	74,700	0	0	0	74,700	0	
77PP- 054	Master Plan Update - Tracy Airport	450,000	F563-Airport Capital	0	0	26,000	26,000	0	0	0	0	Jun 12 Priority B1
			FAA Grant	0	0	405,000	405,000	0	0	0	0	Study
			State Aviation Grant	0	0	19,000	19,000	0	0	0	0	
77PP- 059	Beacon Relocation - Tracy Airport	12,400	F563-Airport Capital	0	0	12,400	0	0	0	0	12,400	Jun 14 Priority C2 Replacement
77PP- 060	Sanitary Improvements Tracy Airport	221,000	F563-Airport Capital	0	0	0	0	0	0	0	0	Jun 13 Priority B4
			F301-General Projects	0	0	221,000	0	0	0	221,000	0	Upgrade
77PP- 067	Playground Equipment - Tracy Airport Park	100,000	F563-Airport Capital	0	0	100,000	0	0	0	100,000	0	Jun 13 Priority D Upgrade
77PP- 562	ParaTransit Bus Replacements - Future Years	1,085,000	F573-Transit Capital	0	0	217,000	0	111,600	105,400	0	0	Jun 13 Priority B2
			FTA Grant	0	0	868,000	0	446,400	421,600	0	0	Replacement
77PP- 566	Bus Stop Improvements 72 locations, Phase II	1,811,200	F573-Transit Capital	0	0	100,000	100,000	0	0	0	0	Jun 11 Priority B5
			FTA Grant	0	0	1,711,200	1,711,200	0	0	0	0	New
17	Totals New Projects	46,692,800		0	0	46,692,800	2,261,200	558,000	527,000	9,357,400	33,989,200	


Tracy Capital Improvement Program
Parks & Recreation Improvements
Actual & Projected Expenditures
$40,000,000
$35,000,000
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15
Fiscal Years
F61

Group 78 - Parks & Recreation Improvements

FY10-11 CIP Proposed

	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
by Project Type					**Proposed Capital Budget**				
27 Current Projects	49,144,232	2,244,278	19,431,254	27,468,700	100,000	12,147,400	15,221,300	0	0
19 New Projects	33,303,900	0	0	33,303,900	362,200	4,199,700	21,794,750	1,491,250	5,456,000
46 Totals	82,448,132	2,244,278	19,431,254	60,772,600	462,200	16,347,100	37,016,050	1,491,250	5,456,000
by Funding Sources									
F101-General	0	0	0	0	0	0	0	0	0
F242-Transp Sales Tax	580,000	0	180,000	400,000	0	200,000	0	200,000	0
F269-Com Dev Block G	70,000	0	0	70,000	70,000	0	0	0	0
F271-Landscaping Distr	1,683,610	3,788	445,822	1,234,000	214,000	235,000	250,000	265,000	270,000
F301-General Projects	23,563,452	1,905,481	11,529,371	10,128,600	178,200	-932,300	9,446,450	1,026,250	410,000
F311-Infill Parks	6,084,000	0	0	6,084,000	0	781,000	527,000	0	4,776,000
F321-Parks Plan "C"	1,648,000	0	1,648,000	0	0	0	0	0	0
F324-Gen Fac Plan "C"	4,772,300	93,875	2,662,125	2,016,300	0	1,156,100	860,200	0	0
F341-RSP Parks	531,500	109,634	290,366	131,500	0	131,500	0	0	0
F352-So MacArthur PA	1,313,600	0	1,007,900	305,700	0	164,700	141,000	0	0
F353-I205 Area Spec Pl	572,500	0	0	572,500	0	0	572,500	0	0
F354-ISP South Area	377,800	0	0	377,800	0	308,800	69,000	0	0
F355-Presidio Area	360,000	0	107,700	252,300	0	136,600	115,700	0	0
F381-Comm Dev Agenc	6,810,000	0	310,000	6,500,000	0	1,500,000	5,000,000	0	0
F391-Kagehiro Parks	147,000	0	147,000	0	0	0	0	0	0
State Park Grant	465,630	0	465,630	0	0	0	0	0	0
Other Grants	20,949,840	0	637,340	20,312,500	0	2,000,000	18,312,500	0	0
Developer's Contributior	10,797,200	131,500	0	10,665,700	0	10,665,700	0	0	0
Future Developments	1,721,700	0	0	1,721,700	0	0	1,721,700	0	0
	82,448,132	2,244,278	19,431,254	60,772,600	462,200	16,347,100	37,016,050	1,491,250	5,456,000

Projects Requiring
5 New Funding
1 in FY10-11
4 Projects Becoming Active in FY10-11

CIP Expenditures				
	in FY08-09 >>	1,268,752	3,065,400	New Appropriations
	in FY07-08 >>	10,928,672	16,365,854	Carryovers from FY09
	in FY06-07 >>	12,663,377	0	Deferrals
	in FY05-06 >>	7,635,482	0	Supplementals

Group 78 - Parks & Recreation Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS						Proposed Capital Budget					
78053	Ballpark Repairs -	7,817,552	F301-General Projects	30,852	0	6,786,700	0	0	6,786,700	0	0	Jun 13 Priority A12
	Tracy Ball Park		F381-Comm Dev Agenc	0	0	1,000,000	0	0	1,000,000	0	0	Deferred to FY11-12
78054	Aquatics Center -	13,241,000	F301-General Projects	0	0	0	0	0	0	0	0	Jun 13 Priority A6
			F324-Gen Fac Plan "C"	93,875	2,662,125	0	0	0	0	0	0	Planning Underway
			F352-So MacArthur PA	0	129,900	8,900	0	8,900	0	0	0	
			F354-ISP South Area	0	0	231,500	0	231,500	0	0	0	
			F355-Presidio Area	0	107,700	7,000	0	7,000	0	0	0	
			Developer's Contributio	0	0	10,000,000	0	10,000,000	0	0	0	
78063	Park Eqpt Replacement	100,000	F301-General Projects	0	0	100,000	100,000	0	0	0	0	Jun 11 Priority A13
	Dr Powers Park		State Park Grant	0	0	0	0	0	0	0	0	Rehabilitation
78088	Library Facility Expansic	3,834,600	F311-Infill Parks	0	0	527,000	0	0	527,000	0	0	Jun 13 Priority C2
	Unknown Location		F324-Gen Fac Plan "C"	0	0	1,260,200	0	400,000	860,200	0	0	Expansion
			F352-So MacArthur PA	0	0	141,000	0	0	141,000	0	0	Deferred to FY10-13
			F354-ISP South Area	0	0	69,000	0	0	69,000	0	0	
			F355-Presidio Area	0	0	115,700	0	0	115,700	0	0	
			Future Developments	0	0	1,721,700	0	0	1,721,700	0	0	
78091	Playground Equipment Safety Correction - Phase 2	400,000	F341-RSP Parks	109,634	290,366	0	0	0	0	0	0	Mar 10 Work Underway
78093	Park Expansion -	131,500	F341-RSP Parks	0	0	131,500	0	131,500	0	0	0	Dec 05
	Tracy Press Park		Developer's Contributio	131,500	0	-131,500	0	-131,500	0	0	0	Reimbursement Due
78097	Park Eqpt Replacement	160,000	F301-General Projects	81,504	78,496	0	0	0	0	0	0	Mar 10
	Program - FY07 Phase		F271-Landscaping Districts			0	0	0	0	0	0	Work Underway
78101	Sports Complex Netting	348,000	F301-General Projects	230,920	117,080	0	0	0	0	0	0	Oct 09 Work Completed
78106	Park Eqpt Replacement	105,000	F301-General Projects	720	104,280	0	0	0	0	0	0	Mar 11
	Program - FY08 Phase		F271-Landscaping Districts			0	0	0	0	0	0	Design Underway

(Continued)

Group 78 - Parks & Recreation Improvements

FY10-11 CIP Proposed

Housing Urban Development

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
78107	Joint Aquatics Center at West High - City Share	1,790,000	F301-General Projects	1,170,561	619,439	0	0	0	0	0	0	Jun 08 Work Completed Reimbursement Due
78108	Rehabilitation - Community Center	340,000	F101-General	0	0	0	0	0	0	0	0	Jan 10 Part 2
			F301-General Projects	121,854	218,146	0	0	0	0	0	0	Contract Award Sep 09
78111	Park Revitalization - LMD Areas - FY09 & Future Phases	181,710	F271-Landscaping Distr	1,940	179,770	0	0	0	0	0	0	Jun 10 Priority B Rehabilitation
78112	Streetscape Revitalizati LMD Areas - FY09 & Future Phases	267,900	F271-Landscaping Distr	1,848	266,052	0	0	0	0	0	0	Jun 10 Priority B Rehabilitation
78113	Bikeway Improvements FY09 Phase	210,600	F301-General Projects	2,880	27,720	0	0	0	0	0	0	Jun 11
			Bikeway Grants	0	180,000	0	0	0	0	0	0	Design Underway
78114	Replace Restroom - Dr Powers Park	255,000	F301-General Projects	45,882	209,118	0	0	0	0	0	0	Feb 10 Work Underway
78115	Youth Sports Facilities - Holly Sugar Site	11,068,970	F301-General Projects	218,411	7,877,219	0	0	0	0	0	0	Dec 11 New Facilities
			F321-Parks Plan "C"	0	1,648,000	0	0	0	0	0	0	Design Underway
			F352-So MacArthur PA	0	878,000	0	0	0	0	0	0	
			State Park Grant	~~0~~	~~0~~	0	0	0	0	0	0	
			Federal Grant	~~0~~	~~447,340~~	0	0	0	0	0	0	
78116	Telecom Replacements Community Facilities	37,000	F301-General Projects	1,897	35,103	0	0	0	0	0	0	Jun 11 Priority A Replacement
78117	6th Street Plaza - 6th & Central Ave	6,000,000	Grant Funding	0	190,000	0	0	0	0	0	0	Jun 13 Priority B
			F381-Comm Dev Agenc	0	310,000	5,500,000	0	1,500,000	4,000,000	0	0	Design Underway
78118	Park Eqpt Replacement Program - FY09-10 Phase	395,000	F301-General Projects	0	395,000	0	0	0	0	0	0	Dec 11 Priority A11 Replacement
			F271-Landscaping Districts		0	0	0	0	0	0	0	
78119	HVAC Replacement - P&CS Building	137,700	F301-General Projects	0	137,700	0	0	0	0	0	0	Jun 10 Design Underway

(Continued)

Group 78 - Parks & Recreation Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
78120	Recreation Master Plan Upgrade	50,000	F301-General Projects	0	50,000	0	0	0	0	0	0	Dec 10 Priority C2 Contract Award Mar 10
78121	Resurfacing Hardcourts various City Parks	113,400	F301-General Projects	0	113,400	0	0	0	0	0	0	Dec 10 Priority A8 Rehabilitation
78122	Park Revitalization - non-LMD Areas - Future Phases	80,000	F301-General Projects	0	80,000	0	0	0	0	0	0	Jun 10 Priority A4 Rehabilitation
78123	Park Renovation - Lincoln Park	1,610,000	F301-General Projects	0	1,144,370	0	0	0	0	0	0	Jun 11
			State Park Grant	0	465,630	0	0	0	0	0	0	Design Underway
78124	Dog Park Site - Gretchen Talley Park	147,000	F301-General Projects	0	0	0	0	0	0	0	0	Jun 11 Priority C7
			F391-Kagehiro Parks	0	147,000	0	0	0	0	0	0	New Facility
78125	Restroom Rehab & Patl Resurfacing - Kenner Park	222,900	F301-General Projects	0	222,900	0	0	0	0	0	0	Jun 11 Priority A9 Rehabilitation
78126	Gazebo Renovation - Lincoln Park	99,400	F301-General Projects	0	99,400	0	0	0	0	0	0	Jun 11 Priority A7 Rehabilitation
	Totals											
27	Current Projects	49,144,232		2,244,278	19,431,254	27,468,700	100,000	12,147,400	15,221,300	0	0	

Group 78 - Parks & Recreation Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS					Proposed Capital Budget						
78PP- 018	Park Development - El Pescadero Park, Phase II	797,200	F311-Infill Parks	0	0	0	0	0	0	0	0	Jun 12 Priority C4 Rehab & Expan
			Developer's Contributio	0	0	797,200	0	797,200	0	0	0	
78PP- 042	Expansion - Community Center	0	F301-General Projects	0	0	-1,899,800	0	-1,899,800	0	0	0	Jun 12 Priority C5 Expansion
			F311-Infill Parks	0	0	781,000	0	781,000	0	0	0	
			F324-Gen Fac Plan "C"	0	0	756,100	0	756,100	0	0	0	
			F352-So MacArthur PA	0	0	155,800	0	155,800	0	0	0	
			F354-ISP South Area	0	0	77,300	0	77,300	0	0	0	
			F355-Presidio Area	0	0	129,600	0	129,600	0	0	0	
78PP- 063	Park Eqpt Replacement Program - Future Phases	1,240,000	F301-General Projects	0	0	1,240,000	0	295,000	305,000	315,000	325,000	Priority A11 Replacement
			F271-Landscaping Districts			0	0	0	0	0	0	
78PP- 079	Park Renovation - Dr Powers Park	1,214,000	F301-General Projects	0	0	1,214,000	0	140,000	1,074,000	0	0	Jun 13 Priority A13 Rehabilitation
			State Park Grant	0	0	0	0	0	0	0	0	
78PP- 087	Park Revitalization - LMD Areas - FY09 & Future Phases	545,000	F271-Landscaping Distr	0	0	545,000	95,000	105,000	110,000	115,000	120,000	Annual Contingency Rehabilitation
78PP- 088	Streetscape Revitalizati LMD Areas - FY09 & Future Phases	689,000	F271-Landscaping Distr	0	0	689,000	119,000	130,000	140,000	150,000	150,000	Annual Contingency Rehabilitation
78PP- 096	Bikeway Improvements Future Phases	540,000	F301-General Projects	0	0	140,000	0	65,000	0	75,000	0	Jun 14 Priority A16 New & Upgrade
			Bikeway Grants	0	0	400,000	0	200,000	0	200,000	0	
78PP- 108	Park Revitalization - non-LMD Areas - Future Phases	325,000	F301-General Projects	0	0	325,000	0	80,000	80,000	80,000	85,000	Annual Contingency Rehabilitation
78PP- 114	Floor Repairs - Tracy Museum	50,000	F301-General Projects	0	0	50,000	0	0	50,000	0	0	Jun 13 Priority C10 Rehabilitation
78PP- 115	Security Cameras for Parks	100,000	F301-General Projects	0	0	100,000	0	100,000	0	0	0	Jun 12 Priority B1 New Equipment

(Continued)

Group 78 - Parks & Recreation Improvements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS (Continued)						Proposed Capital Budget					
78PP- 118	New Gymnasium/Multi Purpose Facility	21,562,500	F301-General Projects	0	0	1,250,000	0	250,000	1,000,000	0	0	Oct 13 Priority B3
			Grant Funding	0	0	20,312,500	0	2,000,000	18,312,500	0	0	New Facility
78PP- 119	Scoreboard Replacemei Tracy Sports Complex	32,000	F301-General Projects	0	0	32,000	0	32,000	0	0	0	Jun 12 Priority B6 Replacement
78PP- 123	Neighborhood Park - Location to be Determined	4,776,000	F311-Infill Parks	0	0	4,776,000	0	0	0	0	4,776,000	Jun 15 Priority D New Facilities
78PP- 124	Bicycle Motocross Tracl	337,500	F301-General Projects	0	0	337,500	0	0	25,000	312,500	0	Jun 14 Priority C11 New Facility
78PP- 125	Skate Park - 2nd Location	263,250	F301-General Projects	0	0	263,250	0	0	19,500	243,750	0	Jun 14 Priority C9 New Facility
78PP- 126	Restroom - El Pescadero Park	111,750	F301-General Projects	0	0	111,750	0	5,500	106,250	0	0	Jun 13 Priority B9 New Facility
78PP- 128	Swainson Hawk Mitigation - I205 Area, Phase II	572,500	F353-I205 Area Spec P	0	0	572,500	0	0	572,500	0	0	Jun 13 Priority C New Facilities
78PP- 129	Movie Projector - Grand Theatre	68,200	F301-General Projects	0	0	68,200	68,200	0	0	0	0	Dec 10 Priority A New Equipment
78PP- 130	Community Gardens -	80,000	F301-General Projects	0	0	10,000	10,000	0	0	0	0	Jun 11 Priority A
			F269-Com Dev Block G	0	0	70,000	70,000	0	0	0	0	New Facility
19	Totals New Projects	33,303,900		0	0	33,303,900	362,200	4,199,700	21,794,750	1,491,250	5,456,000	

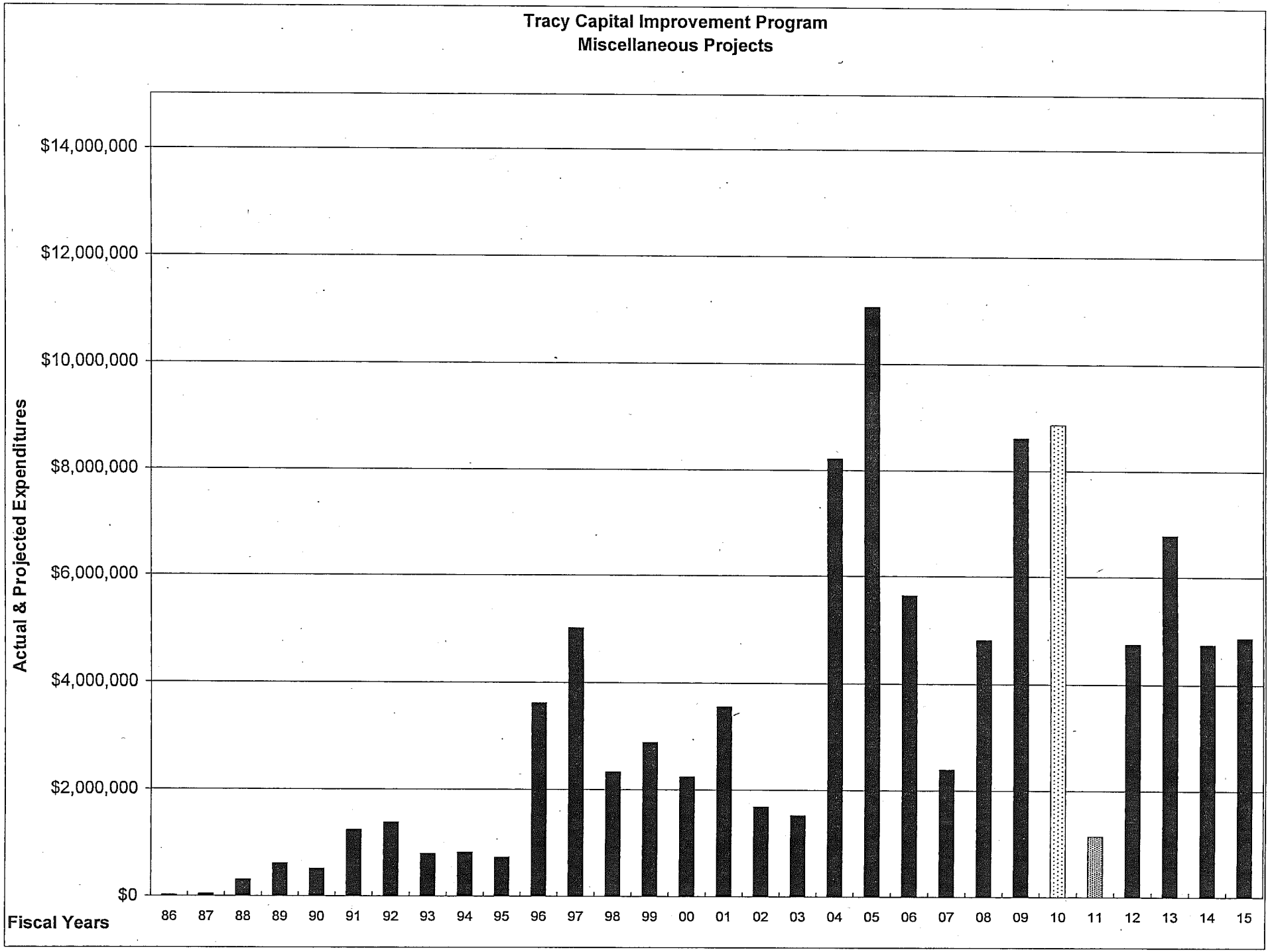
FY10-11 CIP Proposed

Group 79 - Miscellaneous Projects

	by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
					Proposed Capital Budget					
32	Current Projects	42,101,124	17,789,804	8,864,650	15,446,670	505,000	2,452,500	3,477,500	4,443,100	4,568,570
3	New Projects	6,850,000	0	0	6,850,000	300,000	2,650,000	3,300,000	300,000	300,000
35	Totals	48,951,124	17,789,804	8,864,650	22,296,670	805,000	5,102,500	6,777,500	4,743,100	4,868,570
	by Funding Sources									
	F101-General	1,077,877	1,077,877	0	0	0	0	0	0	0
	F281-CDA Housing	11,279,512	8,169,331	1,210,181	1,900,000	0	550,000	550,000	550,000	250,000
	F301-General Projects	3,127,525	629,678	2,147,847	350,000	0	350,000	0	0	0
	F345-RSP Pgm Mgmt	642,500	495,364	147,136	0	0	0	0	0	0
	F351-NE Indus Area #1	1,357,699	1,025,530	166,569	165,600	50,000	50,000	50,000	15,600	0
	F352-SMPA	422,120	122,790	102,100	197,230	25,000	50,000	50,000	50,000	22,230
	F353-I205 Area Spec Pl	817,281	733,775	33,506	50,000	25,000	25,000	0	0	0
	F354-ISP South	1,566,593	440,416	24,477	1,101,700	75,000	75,000	75,000	75,000	801,700
	F355-Presidio Area	0	0	0	0	0	0	0	0	0
	F356-Tracy Gateway	1,753,515	6,875	13,400	1,733,240	50,000	242,300	292,300	292,300	856,340
	F357-NE Indus Area #2	2,306,107	237,388	117,819	1,950,900	100,000	280,200	280,200	280,200	1,010,300
	F381-Comm Devel Agei	12,414,000	1,208,736	205,264	11,000,000	0	3,000,000	5,000,000	3,000,000	0
	F391-UMP Facilities	7,338,983	2,905,202	3,833,781	600,000	100,000	100,000	100,000	100,000	200,000
	F602-Central Services	50,000	0	50,000	0	0	0	0	0	0
	F605-Eqpt Acq	683,000	253,356	429,644	0	0	0	0	0	0
	State & Local Grants	0	0	0	0	0	0	0	0	0
	Developer's Contributior	4,114,412	483,486	382,926	3,248,000	380,000	380,000	380,000	380,000	1,728,000
		48,951,124	17,789,804	8,864,650	22,296,670	805,000	5,102,500	6,777,500	4,743,100	4,868,570

Projects Requiring
11 New Funding
8 in FY10-11
1 Projects Becoming Active in FY10-11

CIP Expenditures			
in FY08-09 >>	8,643,406	2,735,200	New Appropriations
in FY07-08 >>	4,332,082	5,904,950	Carryovers from FY09
in FY06-07 >>	2,399,753	0	Recisions & Deferrals
in FY05-06 >>	5,645,381	224,500	Supplementals


Tracy Capital Improvement Program
Miscellaneous Projects
Actual & Projected Expenditures
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$0
Fiscal Years
86 87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15

FY10-11 CIP Proposed

Group 79 - Miscellaneous Projects

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS						Proposed Capital Budget					
79201	Infill Program Management	2,013,927	F31x-Infill Funds	164,211	101,716	1,748,000	80,000	80,000	80,000	80,000	1,428,000	Jun 15 On-going Program Annual Contingency
79203	I205 Area Program Management	817,281	F353-I205 Area Develo	733,775	33,506	50,000	25,000	25,000	0	0	0	Jun 12 On-going Program Annual Contingency
79204	Plan "C" Program Management	3,116,765	F391-UMP Facilities	2,406,284	110,481	600,000	100,000	100,000	100,000	100,000	200,000	Jun 15 On-going Program Annual Contingency
79205	Industrial SP South, Prg Management	1,803,573	Developer's Contributio F354-Indus SP, South	236,980 440,416	0 24,477	0 1,101,700	0 75,000	0 75,000	0 75,000	0 75,000	0 801,700	Jun 15 On-going Program Annual Contingency
79206	NE Industrial Area #1 - Program Management	1,421,204	F351-NE Indus Area #1 Developer's Contributio	1,025,530 63,505	166,569 0	165,600 0	50,000 0	50,000 0	50,000 0	15,600 0	0 0	Jun 14 On-going Program Annual Contingency
79207	South MacArthur Area - Program Management	422,120	F352-SMPA	122,790	102,100	197,230	25,000	50,000	50,000	50,000	22,230	Jun 15 On-going Program Annual Contingency
79208	NE Industrial Area #2 - Program Management	2,306,107	F357-NE Indus Area #2 Developer's Contributio	237,388 0	117,819 0	1,950,900 0	100,000 0	280,200 0	280,200 0	280,200 0	1,010,300 0	Jun 15 On-going Program Annual Contingency
79209	Tracy Gateway - Program Management	1,753,515	F356-Tracy Gateway Developer's Contributio	6,875 0	13,400 0	1,733,240 0	50,000 0	242,300 0	292,300 0	292,300 0	856,340 0	Jun 15 On-going Program Annual Contingency
79308	Development Reviews - FY08 Projects	422,218	Developer's Contributio F391-UMP Facilities	0 422,218	0 0	0 0	0 0	0 0	0 0	0 0	0 0	Annual Contingency New Developments
79309	Development Reviews - FY09 Projects	300,000	Developer's Contributio	18,790	281,210	0	0	0	0	0	0	Annual Contingency New Developments
79310	Development Reviews - FY10 Projects	300,000	Developer's Contributio	0	300,000	0	0	0	0	0	0	Annual Contingency New Developments
79351	General Plan Update	1,205,402	F101-General F301-General Projects	1,016,353 126,209	0 62,840	0 0	0 0	0 0	0 0	0 0	0 0	Jun 10 Work Underway

(Continued)

Group 79 - Miscellaneous Projects

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	CURRENT PROJECTS (Continued)						Proposed Capital Budget					
79352	Zoning Code Update	400,000	F101-General	61,524	0	0	0	0	0	0	0	Jun 10
			F301-General Projects	181,281	157,195	0	0	0	0	0	0	Work Underway
79353	Affordable/Workforce Housing Program	49,840	F101-General	0	0	0	0	0	0	0	0	Oct 08
			F301-General Projects	43,779	6,061	0	0	0	0	0	0	Work Completed
79354	Sustainability Study	190,000	F101-General	0	0	0	0	0	0	0	0	Jun 10 Priority C
			F301-General Projects	2,873	187,127	0	0	0	0	0	0	Study
79355	Infrastructure Master Pl	3,500,000	F391-UMP Facilities	76,700	3,423,300	0	0	0	0	0	0	Dec 10 Work Underway
79356	Downtown Tracy Specific Plan	1,292,000	F381-Comm Devel Age	1,168,384	123,616	0	0	0	0	0	0	Sep 10 Work Underway
79357	Way Finding Signage Program	435,000	F101-General	0	0	0	0	0	0	0	0	Jun 11 Priority B10
			F301-General Projects	0	435,000	0	0	0	0	0	0	Design Underway
79358	Downtown Incentives	6,172,000	F381-Comm Devel Age	40,352	81,648	6,000,000	0	1,000,000	2,000,000	3,000,000	0	Jun 14 Priority B
			F301-General Projects	29,331	20,669	0	0	0	0	0	0	Rehabilitation
79359	Educational Consortium Phase I	100,000	F101-General	0	0	0	0	0	0	0	0	Jun 11 Priority A
			F301-General Projects	35,000	65,000	0	0	0	0	0	0	New Development
79360	General Plan - Housing Element Update	150,160	F101-General	0	0	0	0	0	0	0	0	Jun 10 Priority B10
			F301-General Projects	2,316	147,844	0	0	0	0	0	0	New Installation
79361	Shop Local Program	524,500	F101-General	0	0	0	0	0	0	0	0	Dec 10 Priority A
			F345-RSP Pgm Mgmt	446,364	78,136	0	0	0	0	0	0	New Promotion
79362	Brand Roll Out Plan	118,000	F101-General	0	0	0	0	0	0	0	0	Dec 10 Priority A
			F345-RSP Pgm Mgmt	49,000	69,000	0	0	0	0	0	0	New Promtion
79401	Computer Replacement Citywide - FY08 Phase	88,000	F605-Eqpt Acq	49,596	38,404	0	0	0	0	0	0	Dec 09 Equipment Replacement

(Continued)

Group 79 - Miscellaneous Projects

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
CURRENT PROJECTS (Continued)							Proposed Capital Budget					
79402	New Computer System	440,000	F605-Eqpt Acq	203,760	186,240	0	0	0	0	0	0	Jun 10
	Finance Division		F602-Central Services	0	50,000	0	0	0	0	0	0	Equipment Replacement
79403	Geographical Informatio System for City	1,200,000	F301-General Projects	208,889	991,111	0	0	0	0	0	0	Jun 11 Priority A5 New System
79404	Website Redesign	75,000	F301-General Projects	0	75,000	0	0	0	0	0	0	Jan 11 Work Underway
79405	Computer Infrastructure Replacement	120,000	F605-Eqpt Acq	0	120,000	0	0	0	0	0	0	Jan 11 Priority A Equipment Replacement
79406	Phone System - Boyd Service Center	85,000	F605-Eqpt Acq	0	85,000	0	0	0	0	0	0	Jan 12 Priority A Equipment Replacement
79601	Downtown Neighborhoo Housing Revitalization	1,600,000	F281-CDA Housing	370,603	229,397	1,000,000	0	250,000	250,000	250,000	250,000	On-going Program Rehabilitation
79602	Downtown Neighborhoo First Time Homebuyer Assistance	3,300,000	F281-CDA Housing	1,471,910	928,090	900,000	0	300,000	300,000	300,000	0	On-going Program Rehabilitation
79603	Major Housing Loans	6,379,512	F281-CDA Housing	6,326,818	52,694	0	0	0	0	0	0	Jun 09 Under Construction
	Totals											
32	Current Projects	42,101,124		17,789,804	8,864,650	15,446,670	505,000	2,452,500	3,477,500	4,443,100	4,568,570	

Group 79 - Miscellaneous Projects

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	NEW PROJECTS						Proposed Capital Budget					
79PP- 001	Development Reviews - Future Projects	1,500,000	Developer's Contributio	0	0	1,500,000	300,000	300,000	300,000	300,000	300,000	Annual Contingency New Developments
79PP- 039	Area Development - Bowtie Area, SE of Central & 6th	5,000,000	F381-Comm Devel Age	0	0	5,000,000	0	2,000,000	3,000,000	0	0	Jun 11 Priority B New Development
79PP- 051	Asset Management Plar	350,000	F301-General Projects	0	0	350,000	0	350,000	0	0	0	Jun 12 Priority B
	Totals 3 New Projects	6,850,000		0	0	6,850,000	300,000	2,650,000	3,300,000	300,000	300,000	

Group 799IFR - Interfund CIP Reimbursements

FY10-11 CIP Proposed

by Project Type	Group $ Total	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
					Proposed Capital Budget				
4 Reimbursement Project:	0	0	0	0	0	0	0	0	0
by Funding Sources									
F101-General	0	0	0	0	0	0	0	0	0
F322-Drainage Plan "C"	4,701,000	4,701,000	0	0	0	0	0	0	0
F323-Arterials Plan "C"	6,781,100	6,781,100	0	0	0	0	0	0	0
F325-Utilities - Plan "C"	6,390,500	3,753,500	2,637,000	0	0	0	0	0	0
F342-RSP Drainage	0	0	0	0	0	0	0	0	0
F343-RSP Arterials	-406,500	-406,500	0	0	0	0	0	0	0
F345-RSP Prgm Mgmt	-13,574,700	-11,872,300	-111,800	-1,590,600	0	-795,300	-795,300	0	0
F351-NE Indus Area #1	8,095,800	993,000	3,000,000	4,102,800	0	3,000,000	1,102,800	0	0
F352-So MacArthur PA	323,450	323,450	0	0	0	0	0	0	0
F353-I205 Area Spec Pl	6,198,600	1,333,300	0	4,865,300	0	2,970,000	1,895,300	0	0
F354-Indus SP, South	0	0	0	0	0	0	0	0	0
F355-Presidio Area	1,325,700	1,325,700	0	0	0	0	0	0	0
F356-Tracy Gatewat Ar	738,800	0	0	738,800	0	738,800	0	0	0
F357-NE Indus Area #2	9,204,000	338,500	8,865,500	0	0	0	0	0	0
F511-Water	-11,658,700	0	-10,988,000	-670,700	0	-670,700	0	0	0
F521-Wastewater	-10,716,500	-2,317,200	-3,000,000	-5,399,300	0	-4,405,500	-993,800	0	0
F834-AD 84-1 Debt	-5,465,200	-3,418,900	0	-2,046,300	0	-837,300	-1,209,000	0	0
F835-CFD 89-1	-1,937,350	-1,534,650	-402,700	0	0	0	0	0	0
Developer's Contributior	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0

Group 799 - Interfund CIP Reimbursements

FY10-11 CIP Proposed

Project #	Project Title	Project $ Total	Funding Sources	Prior Years Expenditures	FY09-10 Appropriations	NEW APPROPRIATIONS REQUIRED Total	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	Anticipated Completion & Comments
	REIMBURSEMENT PROJECTS						Proposed Capital Budget					
79911	Arterial CIP	0	F323-Arterials Plan "C"	6,781,100	0	0	0	0	0	0	0	Jun 07
	Reimbursements		F835-CFD 89-1	-463,000	0	0	0	0	0	0	0	Reimbursements
	Was 7347		F343-RSP Arterials	-406,500	0	0	0	0	0	0	0	Reimbursements
			F351-NE Indus Area #1	511,300	0	0	0	0	0	0	0	Jun 07
			F357-NE Indus Area #2	0	111,800	0	0	0	0	0	0	Jun 10 Priority A
			F345-RSP Prgm Mgmt	-6,422,900	-111,800	0	0	0	0	0	0	Reimbursements
79912	Wastewater CIP	0	F353-I205 Area Spec P	1,333,300	0	2,604,000	0	1,504,000	1,100,000	0	0	Jun 12 Priority B
	Reimbursements		F521-Wastewater	-2,317,200	-3,000,000	-5,399,300	0	-4,405,500	-993,800	0	0	Reimbursements
	Was 7420		F834-AD 84-1 Debt	-3,418,900	0	-2,046,300	0	-837,300	-1,209,000	0	0	Reimbursements
			F325-Utilities - Plan "C"	3,753,500	0	0	0	0	0	0	0	Jun 07
			F352-So MacArthur PA	233,600	0	0	0	0	0	0	0	Jun 07
			F351-NE Indus Area #1	423,500	3,000,000	4,102,800	0	3,000,000	1,102,800	0	0	Jun 12 Priority A
			F354-Indus SP, South	0	0	0	0	0	0	0	0	Jun 09 Priority A
			F355-Presidio Area	586,500	0	0	0	0	0	0	0	Jun 07
			F356-Tracy Gatewat Ar	0	0	738,800	0	738,800	0	0	0	Jun 11 Priority B
			F357-NE Indus Area #2	338,500	338,500	0	0	0	0	0	0	Jun 10 Priority A
			F835-CFD 89-1	-932,800	-338,500	0	0	0	0	0	0	Reimbursements
79913	Water CIP	0	F353-I205 Area Spec P	0	0	670,700	0	670,700	0	0	0	Jun 11 Priority B
	Reimbursements		F511-Water	0	-10,988,000	-670,700	0	-670,700	0	0	0	Reimbursements
			F325-Utilities - Plan "C"	0	2,637,000	0	0	0	0	0	0	Jun 10 Priority A
			F357-NE Indus Area #2	0	8,351,000	0	0	0	0	0	0	Jun 10 Priority A
79914	Drainage CIP	0	F322-Drainage Plan "C'	4,701,000	0	0	0	0	0	0	0	Jun 07
	Reimbursements		F345-RSP Prgm Mgmt	-739,200	0	-1,590,600	0	-795,300	-795,300	0	0	Reimbursements
			F351-NE Indus Area #1	58,200	0	0	0	0	0	0	0	Jun 06
			F352-So MacArthur PA	89,850	0	0	0	0	0	0	0	Jun 06
			F353-I205 Area Spec P	0	0	1,590,600	0	795,300	795,300	0	0	Jun 11 Priority C
			F355-Presidio Area	739,200	0	0	0	0	0	0	0	Jun 07
			F357-NE Indus Area #2	0	64,200	0	0	0	0	0	0	Jun 09 Priority A
			F835-CFD 89-1	-138,850	-64,200	0	0	0	0	0	0	Reimbursements
			F345-RSP Prgm Mgmt	-4,710,200	0	0	0	0	0	0	0	Reimbursements
	Totals											
	4 Reimbursement Projects	0		0	0	0	0	0	0	0	0	