INITIAL STUDY AND NEGATIVE DECLARATION

CITY OF TRACY 2015-2023 HOUSING ELEMENT

City of Tracy

January 2016

DRAFT NEGATIVE DECLARATION

PROJECT: CITY OF TRACY 2015-2023 HOUSING ELEMENT

PROJECT LOCATION: The Draft 2015-2023 Housing Element applies to all properties within the municipal boundaries of the City of Tracy. Located in the southwestern corner of the County of San Joaquin, the City encompasses approximately 26 square miles. Figure 1, Project Location, shows the City's location within San Joaquin County.

LEAD AGENCY AND PROJECT PROPONENT: City of Tracy

PROJECT DESCRIPTION: The project is the adoption of the City of Tracy 2015-2023 Housing Element, an update of the Housing Element of the City's General Plan. The Housing Element is an integral component of the General Plan, as it addresses existing and future housing needs of all types for persons of all economic segment groups in the City. The City of Tracy long-term housing goal is to provide housing opportunities to meet the diverse needs of the community.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Negative Declaration may be addressed to:

Alan Bell, Senior Planner
City of Tracy
Development Services Department
333 Civic Center Plaza
Tracy, CA 95376
Phone: (209) 831-6426
E-mail: alan.bell@ci.tracy.ca.us

DETERMINATION: The conclusion of the Initial Study is that the project will not cause a significant impact on the environment. **A NEGATIVE DECLARATION** has been prepared.

FINDING OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT: Based on the Initial Study of possible significant effects of the proposed project, it has been determined that the project will not have a significant adverse effect on the environment. Preparation of an Environmental Impact Report is not required.

DECLARATION OF COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT: This document has been prepared in accordance with the California Environmental Quality Act.

January 21, 2016
Date:

Alan Bell
Alan Bell
Senior Planner
City of Tracy

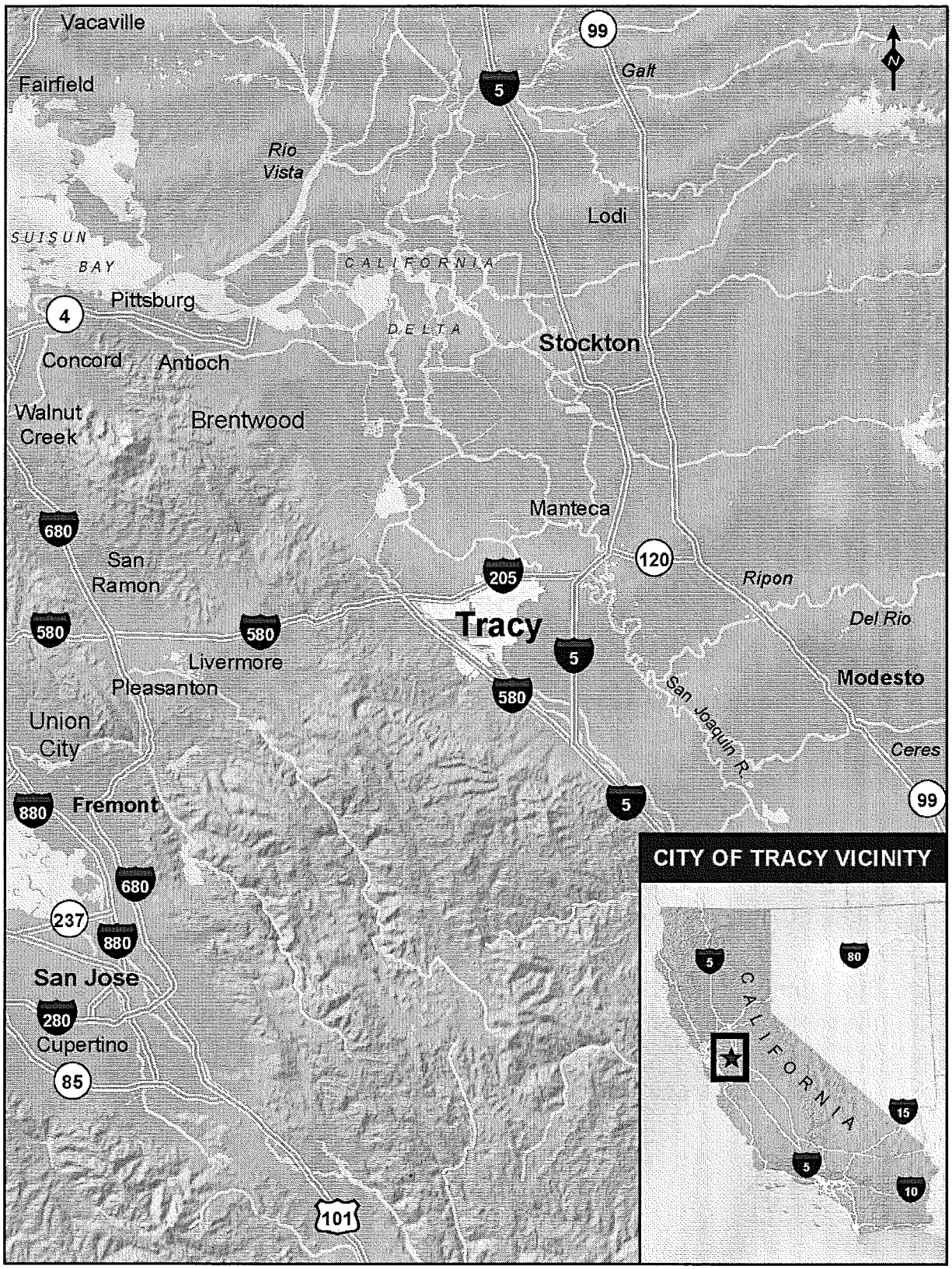

Figure 1:
Regional Location Map

INITIAL STUDY

PROJECT: CITY OF TRACY 2015-2023 HOUSING ELEMENT

DATE FILED: January 21, 2016

General Information:

1. Project Title:

City of Tracy 2015-2023 Housing Element

2. Lead Agency name and address:

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

3. Contact Person:

Alan Bell, Senior Planner
Phone: (209) 831-6426

E-Mail: alan.bell@ci.tracy.ca.us

4. Site Address and/or Assessor's Parcel Number:

The Draft 2015-2023 Housing Element applies to all properties within the municipal boundaries of the City of Tracy. Located in the southwestern corner of San Joaquin County, the City encompasses approximately 26 square miles.

5. Permit application(s) for the project: GPA16-0001

6. General Plan Designation/Zoning: N/A (Citywide)

7. Surrounding Land Uses:

The project is a General Plan Amendment that will be applied citywide. Tracy has been fully urbanized for many years, and development is characterized by a mix of housing types, solid retail and professional services sectors, and strong manufacturing and distribution. The area surrounding Tracy is primarily agricultural land.

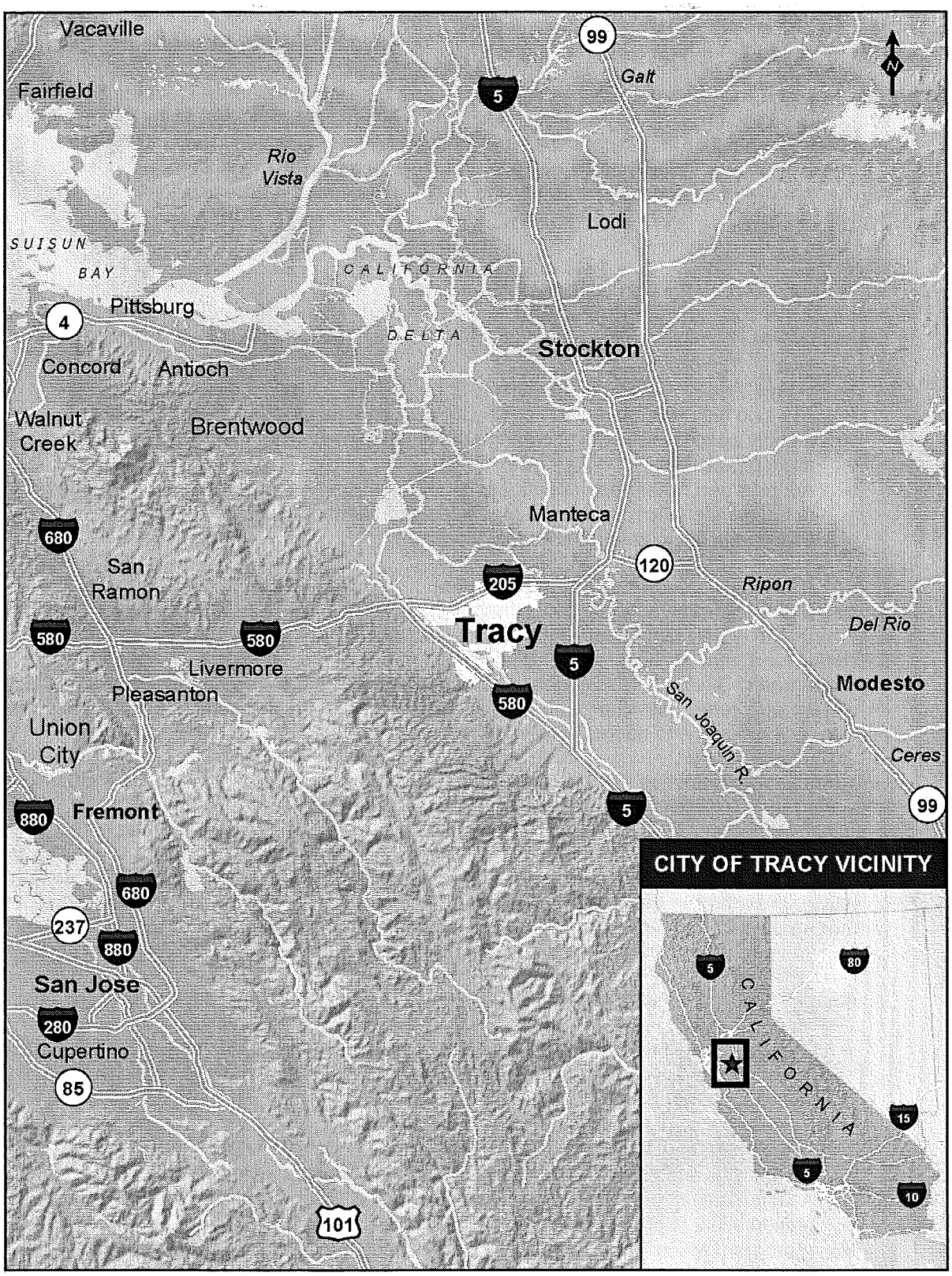

Figure 1:
Regional Location Map

8. Project Description

The project is the adoption of the City of Tracy 2015-2023 Housing Element, an update of the Housing Element of the City's General Plan. The Housing Element is an integral component of the General Plan, as it addresses existing and future housing needs of all types for persons of all economic segment groups in the City. The Housing Element serves as a policy tool for decision-makers and the public in understanding and meeting housing needs in Tracy. While the law does not require local governments to actually construct housing to meet identified needs, it does require that the community address housing needs in its General Plan policies and discretionary planning actions.

Goals and Policies

The City of Tracy's long-term housing goal is to provide housing opportunities to meet the diverse needs of the community. To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Element aim to:

- Conserve and improve the condition of the existing housing stock;
- Assist in the development of housing for low- and moderate-income households;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;
- Promote housing opportunities for all persons.

Regional Housing Needs Assessment (RHNA)

Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in suitable living environments for all communities to meet statewide goals. This 2015-2023 Housing Element update is a statement by the City of Tracy of its current and future housing needs and a policy document that sets forth the City's goals, policies, and programs to address those identified needs.

Government Code Section 65583 states the housing element shall consist of "...an identification and analysis of existing and projected housing needs and a statement of goals, polices, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The housing element must contain a housing plan, including a schedule of actions for the planning period, for implementation of the goals and objectives described in the housing element. In addition, it shall contain quantified objectives with the maximum number of housing units that can be constructed, rehabilitated, or conserved over a five-year period. State law requires the housing element be updated every eight years.

In summary, Section 65583 requires that housing elements include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs;
- An analysis and program for preserving assisted housing developments;
- A statement of community goals, quantified objectives, and policies relative to the preservation, improvement and development of housing;.
- A program which sets forth a schedule of actions the City is undertaking or intends to undertake during the planning period, in implementing the policies set forth in the Housing Element.

Several factors influence the demand for housing in the City of Tracy. Four major categories of "needs" that are considered in the Housing Element include: 1) housing needs resulting from overcrowding; 2) housing needs that result when households are paying more than they can afford for housing; 3) housing needs of "special needs groups" such as the elderly, large families, female heads of households, households with persons with disabilities (including persons with developmental disabilities), and the homeless; 4) and housing needs resulting from population growth in the City and surrounding region.

California housing element law requires that each city and county develop local housing programs designed to meet their "fair share" of housing needs for all income groups. The California Department of Housing and Community Development, Housing Policy Division develops the Regional Housing Needs Assessments (RHNA) for each region of the State, represented by councils of governments. The San Joaquin Council of Governments (SJCOG) determines the housing allocation for each city and county within the regional jurisdiction. SJCOG has assigned Tracy a housing allocation of 4,976 units, distributed as follows:

Income Category	Number of Units
Extremely Low Income	513
Very Low Income	467
Low Income	705
Moderate Income	828
Above Moderate Income	2,463
Total Units	**4,976**

The RHNA covers the period of January 1, 2014 to December 31, 2023. Local jurisdictions, in updating their housing elements, may credit by applicable income category the actual housing units that are pending or under construction beginning January 1, 2014.

Progress towards RHNA and Adequate Sites

The City has already achieved a significant portion of its RHNA with housing units that are pending and expected to be approved early in the planning period. Because the RHNA uses January 1, 2014 as the baseline for growth projections for the Housing Element planning period of 2015-2023, jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy after January 1, 2014. As of May 2015, 1,896 market-rate housing units are under construction or have been approved in Tracy. Overall, the City has a remaining RHNA of 2,513 units, including 980 extremely low/very low income units, 705 low income units, and 828 moderate income units.

Income Category	RHNA	Units Under Review Approved, Constructed or Under Construction Since January 1, 2014	Remaining RHNA
Extremely Low/ Very Low	980	0	980
Low	705	0	705
Moderate	828	0	828
Above Moderate	2,463	4,856	
Total Units	4,976	4,856	2,513

In addition to credits toward the RHNA, State law requires that jurisdictions demonstrate in the Housing Element that the land inventory of vacant and underutilized sites is adequate to accommodate that jurisdiction's share of the region's projected housing need.

Additional Programs

According to housing element law (CA Government Code Section 65583.2), in addition to identifying adequate sites to accommodate the RHNA, jurisdictions must determine whether the inventory of sites can provide for a variety of types of housing, including housing for lower-income households. For cities in San Joaquin County, Section 65583.2 deems sites allowing at least 20 dwelling units per acre to be appropriate generally to accommodate housing for lower-income households. Certain parcels in Tracy are still zoned as Light Industrial, though the General Plan designation for the parcels is High Density Residential, which allows 20 units per acre. Program 11 states that four adjacent parcels totaling 31 acres are to be rezoned as High Density Residential, as a technical change to be consistent with the General Plan designation, within two years of adoption of the Housing Element. With the consistency to be provided by the amendment, the inventory of sites includes site area that is appropriate to accommodate the RHNA.

State housing element law also requires that a city accommodate a variety of housing types, including housing types that would be appropriate for people with special needs. Housing types that are appropriate for these groups include, among others, residential care facilities (for six and fewer residents and for seven or more), farmworker housing, and employee housing for six or fewer people. The City of Tracy Zoning Ordinance does not currently address the provision of these housing types in a way consistent with state law requirements. Program 15 of the Housing Element states that the City will amend the Zoning Ordinance during 2016 to address provisions for these housing types and also to update the City's density bonus ordinance to comply with AB 2222, and revisit the definition of family and supportive housing to ensure consistency with State laws.

Assumptions

This document is based on the following assumptions:

1. General Plan Consistency: The Housing Element is consistent with the remainder of the Tracy General Plan. As the General Plan is updated in the future, the City will ensure that the updated General Plan is consistent with the policies contained in the Housing Element.

2. Project Specific Environmental Review: In the City of Tracy, all housing development proposals are subject to a CEQA review process.

3. Purpose of Housing Element Environmental Review: This Initial Study is not intended to and does not address the particular impacts of future housing projects discussed or identified in the updated Housing Element. The Initial Study is limited to the review of potential environmental impacts resulting from adoption of the Housing Element and is not intended to analyze impacts of current or future specific development activities.

Environmental Setting

The Tracy General Plan, adopted in 2006 and amended in 2011, reflects the current land use policy for the City of Tracy. The Supplemental EIR prepared for the General Plan, certified in 2011, evaluated the environmental impacts of the General Plan, including the proposed Sphere of Influence outside the City Limits, and analyzed the likely growth potential for portions of the City to 2025 and 2030. The Tracy General Plan Final Supplemental EIR residential projections

anticipate approximately 35,000 housing units in 2025.[1] According to State Department of Finance data, 26,039 housing units existed in the City as of January 1, 2014. Thus, with a RHNA of 4,976 units (for the period of January 1, 2014 through December 31, 2023), the combined dwelling unit count would be 31,015 units by December 31, 2023, or approximately 2,640 fewer units citywide than projected under the current land use policy for the timeframe. Development that results in a total of approximately 35,000 units in the City by 2025, or approximately 33,655 units by 2023, is analyzed in the General Plan Final Supplemental EIR. All of the sites identified in the 2015-2023 Housing Element Sites Inventory are within the existing City limits; none is within the Sphere of Influence outside the City limits.

The following evaluation provides information regarding impacts resulting from adoption of Housing Element policies and programs. Implementation of the Housing Element will not result in a change in land use patterns, a greater number of dwelling units than anticipated under the current General Plan, or a rate of housing construction greater than the level that was evaluated in the General Plan Final Supplemental EIR in 2011. For this project, no substantial changes are proposed to the General Plan residential land use designations adopted in 2006 and 2011, no changes to the build-out capacity are proposed, no programs are introduced in the Housing Element that would result in substantial changes to land use patterns, and no significant new information has been brought to light that would change the prior conclusions in 2011 of the General Plan Final Supplemental EIR. Thus, the General Plan FEIR (2006), Final Supplemental EIR (2011), and Final Supplemental EIR Addendum (2011) have been incorporated by reference into this Initial Study. Copies of the General Plan FEIR, Final Supplemental EIR, and Final Supplemental EIR Addendum are available for public review at Tracy City Hall, located at 333 Civic Center Plaza and at the Tracy Public Library located at 20 East Eaton Ave, Tracy, CA 95376.

[1] Tracy General Plan Final Supplemental EIR, 2010 (p.3-15).

INITIAL STUDY CHECKLIST

CEQA suggests format and content for Initial Studies, including topical checklists to assist in evaluation of a project's potential environmental effects. The Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G.

Potential environmental effects of the project are classified and described in the checklist under the following general headings:

- "No Impact" applies where the impact simply does not apply to projects like the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as "No Impact."

- "Less-Than-Significant Impact" applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development which would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.

- "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." Incorporated mitigation measures must be outlined in the checklist, and a discussion must be provided which explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where potentially significant issues have been analyzed and mitigation measures have been recommended.

- "Potentially Significant Impact" applies where the project has the potential to cause a significant and unmitigatable environmental impact. If there are one or more items identified as a "Potentially Significant Impact," an EIR is required.

ENVIRONMENTAL EVALUATION

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less -Than- Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?				X

Substantiation:

a-b) **No Impact.** There are two Officially Dedicated California Scenic Highway segments in the Tracy Planning Area, and they cover a total of 16 miles. The first designated scenic highway is the portion of I-580 between I-205 and I-5, which offers views of the Coast Range to the west and the Central Valley's urban and agricultural lands to the east. Part of this scenic highway passes through the existing City limits where the Tracy Hills project is proposed. The second scenic highway is the portion of I-5 that starts at I-205 and continues south to Stanislaus County, which allows for views of the surrounding agricultural lands and the Delta-Mendota Canal and California Aqueduct. No development is expected along I-5 during the planning horizon of this Housing Element or of the General Plan. In addition to State-designated scenic highways, the Scenic Highway Element of the 1978 San Joaquin County General Plan designated the seven-mile portion of Corral Hollow Road that runs southwest from I-580 to the County line as a scenic road. A small portion of this scenic corridor is in the SOI but none is within the City limits. As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy. Adoption of the 2015-2023 Housing, therefore, would not result in an impact on a scenic vista or on scenic resources or substantially damage scenic resources within a state scenic highway.

c-d) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy. The Housing Element does not include any site-specific designs or proposals that would enable an assessment of potential site-specific visual impacts that may result with future housing development proposals. Case-by-case review of future housing

projects will be carried out to ensure that existing views and aesthetic conditions are preserved, and that the projects are consistent with all General Plan goals, objectives, and policies relative to visual character. Adoption of 2015-2023 Housing Element, therefore, would not result in an impact on the visual character or quality of a site or its surroundings or create a new source of light or glare which would adversely affect or nighttime views.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Substantiation:

a-e) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Element lists programs that may be utilized by development projects requiring approvals and review under the California Environmental Quality Act, but it provides no approval for any development project or any program that may be utilized by a development project. The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy, including General Plan policies concerning agriculture and agricultural lands. Adoption of the proposed 2015-2023 Housing Element, therefore, would not result in an impact related to conversion of farmland to non-agricultural use or conversion of forest land to non-forest use, or conflict with agricultural use or a Williamson Act contract or to the loss of forest land, conversion of forest land to non-forest use, or rezoning of forest land.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
III. AIR QUALITY/GREENHOUSE GAS EMISSIONS - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
g) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Substantiation:

a-b) **No Impact.** The City of Tracy is located within the San Joaquin Valley Air Basin (SJVAB), which is designated as a non-attainment area for federal and State criteria air pollutants, including suspended particulates (PM 10 and PM 2.5) and ozone. Any future development will require actions during construction to reduce particulate matter in accordance with the San Joaquin Valley Unified Air Pollution Control District's Regulation VIII and be subject to applicable greenhouse gas regulations. As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Element lists programs that may be utilized by development projects requiring approvals and review under the California Environmental Quality Act, but it provides no approval for any development project or any program that may be utilized by a development project. Project-level analysis will occur as specific housing development and improvement projects are proposed. Indirectly, the proposed Housing Element would support and, in some cases, promote the future development and improvement of various forms of residential development within the Sphere of Influence in County unincorporated areas. The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy. As such, Element implementation will not provide for new uses that would have an impact related to conflict with or obstruction of an applicable air quality plan or violation of an air quality standard or contribution to an existing or projected air quality violation an applicable air quality plan, violation of an air quality standard. Future development of individual projects that may potentially impact air quality will require coordination between the City and the local air authority, the San Joaquin Valley Air Pollution Control District (SJVAPCD) and will be subject to project-specific environmental review. Adoption of the 2015-2023 Housing Element, therefore, would result in no impact to implementation of an applicable air quality plan, violation of an air quality standard, or exposure of sensitive receptors to pollutant concentrations.

c) **Less-Than-Significant Impact.** The entire San Joaquin Valley Air Basin is designated non-attainment for ozone and particulate matter (PM 10 and PM 2.5). Any future development will require actions during construction to reduce particulate matter in accordance with the San Joaquin Valley Unified Air Pollution Control District's Regulation VIII. The Housing Element establishes policy to facilitate the development, between 2015 and 2023, of at least 4,976 housing units, pursuant to the Regional Housing Needs Assessment (RHNA). The RHNA process, as required by state law, allocates numerical housing goals to cities and counties in the SJCOG region to

accommodate anticipated regional growth, consistent with the Regional Transportation Plan and Sustainable Communities Strategy. Future development pursuant to Housing Element policy will comply with the density and intensity standards outlined in the Land Use Element, which was analyzed in the General Plan Final Supplemental EIR and adopted in 2011, and the City's current Zoning Ordinance. The City is diligent in its efforts to ensure that each future project is carefully reviewed to ensure consistency with federal, State, and local air quality standards and in particular, the applicable Air Quality Management Plan, and is consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect air quality. As a policy-level document, the proposed 2015-2023 Housing Element does not include any specific development designs or proposals, nor does it grant any entitlement for development, funding, or program approval that would adversely affect the environment. Thus, the project will not itself result in exposure of persons to substantial pollutant concentrations. The Housing Element will not directly result in the construction of new housing, though Housing Element policies will facilitate housing construction consistent with adopted land use policy. Any specific development proposals will be required to be developed in accordance with the mandatory requirements regarding air quality. Adoption of the 2015-2023 Housing Element, therefore, would not result in a significant impact of cumulatively considerable net increase in the level of a criteria pollutant for which the region is in non-compliance.

d) **Less-Than-Significant Impact.** . As a policy-level document, the proposed 2015-2023 Housing Element does not include any specific development designs or proposals, nor does it grant any entitlement for development, funding, or program approval that would adversely affect the environment. No additional lands for development are to be authorized for development. A case-by-case review of future specific development projects will be necessary to ensure that sensitive receptors are not exposed to substantial pollutant concentrations. Any specific development proposals will be required to be developed in accordance with the mandatory requirements regarding air quality. The Housing Element will not directly result in the construction of new housing, though Housing Element policies will facilitate housing construction consistent with adopted land use policy. Thus, the project will not itself result in exposure of sensitive receptors to substantial pollutant concentrations. A case-by-case review of future housing projects would be necessary to ensure that sensitive receptors are not exposed to substantial pollutant concentration, and that the projects are consistent with all General Plan goals, objectives, and policies; applicable State and federal regulations; and programs of the San Joaquin Valley Unified Air Pollution Control District. Adherence to such standards and guidelines would reduce potential impacts to a less-than-significant level. Adoption of the 2015-2023 Housing Element, therefore, would not result in a significant impact due to exposing sensitive receptors to substantial pollutant concentrations.

e) **Less-Than-Significant Impact.** Housing development facilitated by Housing Element policies is not anticipated to generate any objectionable odors, as residential uses typically do not create substantial odors. As supported by the preceding discussion, the potential for the project to create objectionable odors is considered less-than-significant.

f-g) **Less-Than-Significant Impact.** The Housing Element establishes policy to facilitate the development between 2015 and 2023 of at least 4,976 housing units, pursuant to the RHNA. The RHNA process allocates numerical housing goals to cities and counties in the SJCOG region to accommodate anticipated regional population growth that is consistent under SB 375 with the 2012 Regional Transportation Plan and Sustainable Communities Strategy. The Housing Element proposes no specific development projects and no changes to the residential densities that were analyzed in the General Plan Final Supplemental EIR and adopted in 2011. The level of development that was anticipated in the General Plan EIR exceeds the housing development that is facilitated by the 2015-2023 Housing Element. As a policy document, the Housing Element does not conflict with adopted plans, policies, and regulations to reduce greenhouse gas emissions. There, adoption of the 2015-2023 Housing Element will not result in significant impacts related to Greenhouse Gas Emissions.

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

Substantiation:

a-f) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Housing Element contains no policy changes that would impact biological resources, no specific site designated to be disturbed due to development, and no additional lands for development. Project-level analysis will occur as specific housing development and

improvement projects are proposed. Specific development projects, when they are proposed, will be reviewed with regard to any potential impacts to all applicable candidate, special, and listed species. Adoption of the 2015-2023 Housing Element, therefore, would result in no impacts to candidate, sensitive, or special-status species.

b-d) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Element lists programs that may be utilized by development projects requiring approvals and review under the California Environmental Quality Act, but it provides no approval for any development project or any program that may be utilized by a development project. The Housing Element contains no policy changes that would impact biological resources, no specific site designated to be disturbed due to development, and no additional lands for development. Project-level analysis will occur as specific housing development and improvement projects are proposed. Indirectly, the proposed Housing Element would support and, in some cases, promote the future development and improvement of various forms of residential development within the Sphere of Influence in County unincorporated areas. Specific development projects, when they are proposed, will be reviewed with regard to potential impacts to sensitive natural communities, federally protected wetlands and listed species. Adoption of the 2015-2023 Housing Element, therefore, would not result in impacts to biological resources.

e-f) **No Impact.** As described above, the 2015-2023 Housing Element would provide no approval or funding for any specific development project or program. There is no specific site designated to be disturbed due to development and no additional lands for development are to be authorized for development. The Housing Element includes no policies that will conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan. Adoption of the 2015-2023 Housing Element, therefore, will not result in conflict with policies, ordinances, or approved plans protecting biological resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Substantiation:

a-d) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Element lists programs that may be utilized by development projects requiring approvals and review under the California Environmental Quality Act, but it provides no approval for any development project or any program that may be utilized by a development project. The Housing Element includes no policies that would impact cultural resources, no specific site designated to be disturbed due to development, and no additional lands for development are to be authorized for development. Specific development projects, when they are proposed, will be reviewed with regard to any potential impacts to cultural resources. Procedures required by California Health and Safety Code Section 7050.5 will be followed should human remains be found during the course of any project construction. Adoption of the 2015-2023 Housing Element, therefore, would have no impact on cultural resources.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Substantiation:

a)

i) **Less-Than-Significant Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City, and it proposes no changes to the land use designations that are allowed by the General Plan. The Element lists programs that may be utilized by development projects requiring approvals and review under the California Environmental Quality Act, but it provides no approval for any development project or any program that may be utilized by a development project. Project-level analysis will occur as specific housing development and improvement projects are proposed. The State of California provides minimum standards for building design through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The City of Tracy adopted the 2013 California Building Code (CBC), Volumes 1 and 2 and certain appendices, to regulate building construction in the City, including excavation, foundations, retaining walls, and grading activities, as well as drainage and erosion control. The State earthquake protection law (California Health and Safety Code 19100 et seq.) requires that buildings be designed to resist stresses produced by lateral forces caused by wind and earthquakes. Specific minimum seismic safety requirements are set forth in the CBC. As of 2007 the California Geological Survey does not list Tracy as a city that is affected by an Alquist-Priolo Earthquake Hazard Zone. (Special Alquist-Priolo development standards are necessary for the Earthquake Hazard Zone.) Therefore, adoption of the 2015-2023 Housing Element would not result in significant impacts related to subjecting persons or structures to adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides.

ii and iii) **Less-Than-Significant Impact.** As described above, the Housing Element provides no approval for the construction of any housing units. However, policy implementation may lead to such construction consistent with adopted land use policy, and such units could be exposed to seismic hazards. Development in the City must comply with the California Building Code (CBC), which outlines standards for seismic design, foundations and drainage and requires that geotechnical engineering studies be undertaken for any development in areas where potentially serious geologic risks exist. Compliance with the CBC is required by City ordinance and is required under the General Plan's Objective SA-1.2, P2 that requires all construction to conform to the CBC and also requires geotechnical reports to be prepared for areas where potentially serious geologic hazards exist. Because of these policies, the implementation of the General Plan reduces the impact of ground shaking to people and structures so it would not result in significant impacts. There is however a slight risk of ground rupture within the southwest portion of the Tracy Planning Area, in the Tracy Hills area, due to the existence of the Black Butte fault line which runs in a northwest-southeast direction at the southern edge of the area. The Tracy Hills Specific Plan EIR includes mitigations that state that any development near the Black Butte and Midway faults should have adequate setbacks as a precaution. Tracy is at low risk for liquefaction within the City limits. The Safety Element contains a policy requiring that geotechnical engineering studies be undertaken for any development in areas where potentially

serious geologic risks exist (Objective SA-1.1, P1), which would include liquefaction. Thus, there is no significant impact associated with ground rupture or liquefaction.

iv) **Less-Than-Significant Impact.** Due to the relatively flat land in most of Tracy's Planning Area, development of housing will not result in a significant impact to the risk of landslides or ground failure. The Tracy Hills Specific Plan locates single-family housing on the hillsides southwest of the City limits, but has completed a separate environmental impact report that contains mitigation measures to address any significant impacts to the risk of landslides or ground failure. Therefore, impacts associated with landslides and ground failures are less than significant.

b) **Less-Than-Significant Impact.** The 2015-2023 Housing Element is a policy document and will not result directly in the construction of any housing developments. However, construction activities associated with future residential development projects may temporarily expose underlying soils, thereby increasing their susceptibility to erosion until projects are fully implemented. Normally, potential erosion impacts incurred during construction activities are mitigated below the level of significance. Although the majority of Tracy is on flat land with little risk of erosion, there is potential for the loss of topsoil with any development that occurs on hillsides because the removal of vegetation can increase erosion. There is not any development proposed for the hillsides except for the Tracy Hills development, which completed a separate environmental impact report and contains mitigation measures to address any significant impacts to topsoil. As supported by the preceding discussions, potential impact associated with erosion or changes in topography will be less than significant.

c) **Less-Than-Significant Impact.** Liquefaction and seismically induced settlement or ground failure are generally associated with strong seismic shaking in areas where ground water tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. During a strong ground shaking event, saturated, cohesionless soils may acquire a degree of mobility to the extent that the overlying ground surface distorts. In extreme cases, saturated soils become suspended in groundwater and become fluid-like. The 2015-2023 Housing Element does not, itself, propose construction of any new specific development. All future residential projects are subject to CEQA review and engineering review. See a) ii and iii above. These processes applied at the individual project level will reduce impact to a less-than-significant level.

d) **Less-Than-Significant Impact.** Tracy does have a moderate to high risk for expansive soils, depending on the location and soil type. The 2015-2023 Housing Element is a policy document and will not result directly in the construction of any housing developments. However, construction of housing would increase the number of people and structures potentially exposed to expansive soils and would thus result in potentially significant impacts. The Safety Element contains an objective to minimize geologic hazards, and a policy to require geotechnical reports for all development proposed in areas with risk of geological hazard (Objective SA-1.1, P2). Therefore, the implementation of the General Plan policy would reduce the potential impact related to the risk of soil expansion to less-than-significant.

e) **No Impact.** The 2015-2023 Housing Element is a policy document and will not result directly in the construction of any housing developments. However, any new residential development facilitated by implementation of Housing Element policies will be required to hook up to and utilize public sewer systems. As a result, no new septic or alternative wastewater systems would be allowed and no impact associated with soil capacity to support these systems would occur. Thus, no impact related to the use of septic tanks or alternative waste water disposal systems will result.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for the people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Substantiation:

a-d) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. Project-level analysis will occur as specific housing development and improvement projects are proposed, including a determination regarding whether hazardous materials exist on the site. The 2015-2023 Housing Element is a policy document that does not involve construction of any new specific development projects and does not propose any use involving the transportation, use, or storage of hazardous or potentially hazardous materials. Adoption of the 2015-2023 Housing Element, therefore, will result in no impact involving hazardous materials.

e-f) **Less-Than-Significant Impact.** A single airport is located in or near Tracy, the Tracy Municipal Airport, a non-controlled general aviation airport owned by the City and managed by the Public Works Department. The Tracy Municipal Airport has 166 acres used for aircraft parking, taxiways, and runway space. An additional 144 acres are still undeveloped. There are two active runways at the airport. Runway (8/26) is aligned east/west and is 3,438 feet long and 75 feet wide. Runway (12/30) is aligned northwest/southeast and is 4,001 feet long by 75 feet wide. This has the potential to create a significant impact if incompatible development is allowed within airport hazard zones. The General Plan includes several policies to ensure that existing and new development in proximity to the airport is compatible and conforms to safety requirements, as determined by the Federal Aviation Administration and the San Joaquin County Airport Land Use Commission (Objective LU-6.3, P1 and P2, and Objective SA5.1, P1). In addition, the General Plan includes an action to develop an emergency plan to respond to aviation incidents in the City (Objective SA-5.1, A1). Implementation of these policies and actions would avoid a significant safety impact associated with the Tracy Municipal Airport. There are no private airstrips within the City. As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. Project-level analysis will occur as specific housing development and improvement projects are proposed. Therefore, adoption of the 2015-2023 Housing Element would result in no significant impacts related to airport or private airstrip safety hazards.

g) **No Impact.** The Housing Element sets forth policies and programs related to housing development; it does not involve any construction activity. Housing development will occur consistent with adopted land use policy. The project does not propose any alteration to vehicle circulation routes and thus will not interfere with an identified emergency response or emergency evacuation plan. Numerous polices in the proposed General Plan address the City's emergency preparedness in the event of natural or man-made disasters. The City would commit to keeping emergency access routes free of traffic impediments and regularly update those routes (Objective SA-6.1, P1 and A2). In accordance with City policies, coordination with fire and police departments will occur as part of the review process of individual projects to guard against potential interference with emergency response and evacuation efforts. Thus, no impact will result from the project.

h) **Less-Than-Significant Impact.** The western edge of the City of Tracy is located in an area with a moderate wildland fire potential according to the California Department of Forestry. The General Plan includes policies to minimize risk to health and safety by requiring that new private and public development projects in areas of potential wildland fire hazards employ certain safety measures, including the use of fire-resistant plants, ground cover, and roofing materials, and clearing areas around structures of potential fuel (Objective SA-3.1, P1 and P4). New development is also required to satisfy fire flow and hydrant standards established by the City to facilitate fire-fighting in the event of a fire (Objective SA-3.1, P3). Development in areas with steep terrain would be restricted in order to ensure fire safety (Objective SA-3.1, P2). The General Plan also includes a policy for the City's Fire Department to train regularly for urban and wildland firefighting conditions (Objective SA-3.1, P5); as well as an action for the City to maintain an up-to-date map of areas vulnerable to wildland fires (Objective SA-3.1, A1). The 2015-2023 Housing Element is a policy document and will not result directly in the construction of any housing developments. However,

new residential development facilitated by implementation of Housing Element policies could be located near areas with moderate potential. Implementation of these General Plan policies would reduce the potential impacts to less-than-significant levels. Therefore, adoption of the 2015-2023 Housing Element would result in no significant impacts related to wildland fires.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X
k) Potentially impact storm water runoff from construction activities?			X	
l) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas for post-constriction activities?			X	
m) Otherwise result in any other potential impacts to stormwater runoff from post-construction activities?			X	
n) Substantially increase the flow velocity or volume of stormwater runoff to cause erosion or habitat impacts within the project site or downstream?			X	

Substantiation:

a) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. While one of the purposes of the Housing Element is to facilitate the development of housing, the project does not involve the construction of any housing. Any housing constructed pursuant to housing policies will utilize sanitary sewer systems to comply with waste discharge requirements. Also, residential housing does not involve the discharge of any effluent or other liquid waste violating a water quality standard or requiring any special treatment. No impact will result.

b) **Less-Than-Significant Impact.** Adoption of the 2015-2023 Housing Element will not result directly in the production of housing, although Element implementation may result indirectly in the construction of new housing, which could place increased demands on the local water supply and thus temporarily affect groundwater levels. As a policy-level document, the Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently

planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. Housing development will occur pursuant to adopted land use policy, which the City and other water service providers use to project and plan for meeting water demand. Potential impacts to quantities of groundwater or groundwater recharge are less than significant.

c) **No Impact.** The project, a policy document, does not propose to alter the drainage pattern of any site in the City, nor does it propose to alter any streams or rivers. Any new residential development will occur within the City consistent with adopted land use policy, which provides for protection of existing drainage courses. Therefore, no impact will occur relative to drainage courses.

d-e) **Less-Than-Significant Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. While one of the purposes of the Housing Element is to facilitate the development of housing, the project does not involve the construction of any housing. With any housing constructed, pursuant to housing policies, the City will conduct plan review to ensure that any runoff associated with a project is properly controlled and released into storm drains in volumes consistent with existing or planned capacity. Thus, standard City project review practices will ensure a less-than-significant impact.

f) **Less-Than-Significant Impact.** The project does not include the construction of housing development projects. Housing policies will facilitate the development of housing, and any such development proposal will be subject to review for compliance with applicable National Pollution Discharge Elimination System (NPDES) permitting requirements. With continued implementation of existing policies and procedures, impact on water quality is considered less-than-significant.

g-h) **Less-than-Significant Impact.** Only at the northern most City limit has any portion of Tracy been designated as within the area where a 100-year flood event (i.e., an event with a one percent chance each year) would exceed one foot in depth. Only non-residential construction is expected in this area within the next twenty years. Adoption of the 2015-2023 Housing Element will not result directly in the construction of any new housing. As such, the project will not result in the placement of housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area. Implementation of housing policy consistent with adopted land use plans could result in the construction of housing within designated flood zones. The location and intensities of such development is not known. Project review for specific development proposals will be required, and for any new housing in a flood-impact area, mitigation will be required. Because Tracy participates in the National Flood Insurance Program, it must require development permits to ensure that construction materials and methods will mitigate future flood damage. New construction and substantial improvements of residential structures are also required to "have the lowest floor (including the basement) elevated to or above the base flood level." Non-residential structures must have their utility systems above the BFE or be of flood-proof construction. With implementation of standard review and mitigation practices, impact at the individual project level is reduced to a less-than-significant impact.

i) **Less-Than-Significant.** The failure of dams in the San Joaquin River floodplain in the event of an earthquake has the potential to create flooding in some areas within the City limit. The northern most portion of the City at the City limits falls within area that could be potentially affected by dam inundation, including the Holly Sugar property and the northern portions of Larch Clover and Urban Reserves 1 and 3. The General Plan includes policies and actions under Objective SA-2.1 that are intended to minimize flood risk to development, including prohibiting development to be located in the 100-year floodplain, as established by FEMA, unless certain conditions are met, and to continue to participate in the National Flood Insurance Program. Risk of dam failure is small, because the County continues to maintain the dam to withstand probable seismic activity. Only commercial and industrial uses are allowed. The 2015-2023 Housing identifies potential housing sites only where

they are allowed by City land use policy. Adoption of the 2015-2023 Housing Element will result in no significant impact related to failure of a levee or dam.

j) Adoption of the 2015-2023 Housing Element does not include the construction of housing development projects. No residential projects in the City limits are subject to seiche, tsunami, or mudflow risk.

k-n) **Less-Than-Significant Impact.** While one of the purposes of a Housing Element is to facilitate the development of housing, it does not involve the construction of housing. All housing developments would be subject to the environmental review process and impacts to stormwater runoff and water quality would be considered on a project-by-project basis, as well as a cumulative basis. The proposed project would not directly result in the construction of housing units, and although the proposed project may indirectly result in the construction of housing which may have an impact on drainage and water quality, those individual projects would be subject to individual environmental review. Any such development proposal will be subject to review for compliance with applicable National Pollution Discharge Elimination System (NPDES) permitting requirements. With continued implementation of existing policies and procedures, adoption of the 2015-2023 Housing Element will result in no significant impacts related to stormwater.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. LAND USE. Would the project:				
a) Physically divide or disrupt an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X

Substantiation:

a) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City, and it proposes no changes to the land use designations that are allowed by the General Plan. The Element lists programs that may be utilized by development projects requiring approvals and review under the California Environmental Quality Act, but it provides no approval for any development project or any program that may be utilized by a development project. Project-level analysis will occur as specific housing development and improvement projects are proposed. Indirectly, the proposed Housing Element would support and, in some cases, promote the future development and improvement of various forms of residential development within the Sphere of Influence in County unincorporated areas. The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy. As such, Element implementation will not provide for new development that would divide or disrupt neighborhoods in Tracy. No impact will result.

b) **No Impact.** The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy, which has been put in place to create a balanced community and minimize environmental effects associated with development. The project does not propose any goals, policies, or programs which are considered contrary to adopted General Plan goals, policies, or programs. No impact will result.

c) **No Impact.** The 2015-2023 Housing Element includes no policies that conflict with any Habitat Conservation Plan or Natural Community Conservation Plan. The project involves no change in land use designation or zoning of any parcel. Therefore, adoption of the 2015-2023 Housing Element would not result in an impact related to conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?			X	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Substantiation:

a-b) **Less-Than-Significant Impact.** The California Geological Survey has designated deposits of sand and gravel (aggregate), which are primarily used for construction materials like asphalt and concrete, in the Tracy Planning Area as regionally significant. Local aggregate resources are important for minimizing construction costs, especially in a rapidly growing area such as Tracy; the price per ton of aggregate material doubles when transported 25 to 35 miles. Increased recycling of aggregate materials also helps extend the supply of local materials. The 50-year aggregate demand in San Joaquin County is estimated at more than 200 to 500 million tons, which would utilize 25 percent of the available supply. In 1999, the CGS recorded 5 to 10 million tons of aggregate production in the Tracy area. For comparison, nearby Stanislaus County has enough aggregate resources to fulfill approximately 12 percent of their similar 50-year demand. Tracy will therefore continue to contribute valuable aggregate resources to other cities throughout the region. Mineral resource zones in and around the City of Tracy, as classified by the SMGB, are shown in Figure 4.8-1. As shown in Figure 4.8-1 of the City's General Plan EIR, the SMGB has classified some areas in the southern portion of the Tracy Planning Area as MRZ-2 and MRZ-3. Of these areas, the State Division of Mines and Geology designates specific mineral resources within Tracy where mining is not restricted by other land uses such as urban development or resource conservation. The City of Tracy has an agreement with the State Division of Mines and Geology that the area north of Linne Road would allow for urban development, while area south of Linne Road would be protected for aggregate mining. In conclusion, although the extraction of mineral resources and related activities can result in adverse environmental impacts and nuisances to adjacent sensitive land uses, the City of Tracy also recognizes the economic benefit of these aggregate resources to the City's development, as well as their importance at the regional and State level. The policies in the General Plan would minimize potential land use conflicts between aggregate resource activities and other uses, and in general ensure that new development would not impact the future availability of mineral resources or mineral resource recovery sites. As a

policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. Indirectly, the proposed Housing Element would support and, in some cases, promote the development and improvement of various forms of residential development within the Sphere of Influence in County unincorporated areas. The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy. Therefore, impacts related to loss of mineral resources, those both of regional importance and local importance, would be less-than-significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Substantiation:

a-b) **Less-Than-Significant Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Housing Element identifies sites for a assigned housing need of 4,976 housing units. While the Housing Element will not result directly in the construction of housing, implementation of Housing Element policy will facilitate new construction consistent with adopted land use policy. Typically, residential uses do not generate

high noise levels. However, individual residential development projects may result in the exposure of persons to noise levels in excess of standards established in the General Plan or Noise Ordinance. Without identifying the location of specific residential development, it is not possible to determine if future housing would be placed near land uses that would generate noise levels or ground borne vibrations that would exceed acceptable standards. Therefore, a case-by-case environmental review of future housing projects will be carried out to determine whether future residents could be exposed to unacceptable noise levels and if so, what mitigation must be incorporated into a project to provide for consistency with General Plan goals, objectives, and policies relative to noise, as well as the Noise Ordinance. Adherence to such requirements will reduce potential impacts to a less-than-significant level.

c-d) **Less-Than-Significant Impact.** The Housing Element identifies sites that are adequate for an assigned housing need of 4,976 housing units. While the Housing Element will not result directly in the construction of housing, implementation of Housing Element policy will facilitate this new construction consistent with adopted land use policy. Typically, residential uses do not generate high noise levels. If necessary at the individual project level for specific higher-density developments, analysis of potential impacts may be conducted to determine whether noise impacts could occur (for example, due to location of refuse collection areas, surface parking lots, or mechanical equipment), and conditions will be applied to project approval as needed to avoid potential impact to ambient noise levels. With application of standard City project review practices, potential impacts will be less than significant.

e-f) **Less-Than-Significant Impact.** The Tracy Municipal Airport, located in the southern portion of the City between Tracy Boulevard and Corral Hollow Road, is a source of community noise in its vicinity. While the Housing Element will not result directly in the construction of housing, implementation of Housing Element policy will facilitate this new construction consistent with adopted land use policy. New noise sensitive uses are not planned in areas within the San Joaquin County 2020 General Plan 60 or 65 dB CNEL noise contours for Tracy Airport (shown in Figure 4.14-1). Thus, no significant impact would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension or roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?				X

Substantiation:

a) **No Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. The Housing Element establishes policy to accommodate construction, between 2014 and 2023, of at least 4,976 housing units, pursuant to the Regional Housing Needs Allocation (RHNA). Through the RHNA process, the San Joaquin Council of Governments (SJCOG) allocates housing goals to cities and counties in the SJCOG region to accommodate anticipated regional population growth. The Housing Element programs respond to regional growth policies. The 2015-2023 Housing Element, therefore, will not induce substantial population growth, and no impact will result.

b-c) **No Impact.** The 2015-2023 Housing Element sets forth policies and programs to encourage and facilitate housing production and to preserve and enhance the existing housing stock. The Element contains no policies or programs supporting the displacement of housing or persons, thus requiring replacement housing somewhere else. Adoption of the 2015-2023 Housing Element, therefore, will result in no impact related to dispersing housing or people.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?			X	
b) Police Protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?				X

Substantiation:

a-b) **Less-than-Significant Impact.** The City of Tracy Fire Department provides fire protection and emergency services within the City. Fire stations are located throughout the City. Police protection is provided by the City's Police Department, which has a central building. While the 2015-2023 Housing Element does not involve the construction of housing units, the project does propose actions that will facilitate housing production, and new housing units could require additional fire and police response services. The City evaluates police and fire protection service levels as part of its annual budget process, and adjusts budgets accordingly to meet identified demand and service goals. This process will continue through the course of the 2015-2023 Housing Element planning period. With continued application of these actions, the City will be able to address anticipated

increased service demand. As new development occurs pursuant to the General Plan, there would be increased demand for fire and emergency medical protection to ensure adequate levels of service. Additional staff, equipment and facilities would also be required to maintain or exceed the current response time of 5.42 minutes as Tracy's population grows. The actual location of new and expanded facilities would depend on where growth occurs within the City limits, which is not known at this time. Under the General Plan, fire and emergency response facilities would be allowed under Public Facilities, Urban Reserve and all Residential land use designations. The specific environmental impact of constructing new fire and emergency medical response facilities to support the growth allowed under the General Plan cannot be determined in the absence of specific proposed locations. As specific fire and emergency response facility expansion projects are identified, additional project-specific, second-tier environmental analysis would be completed pursuant to CEQA. Since the exact location and timing of future growth is yet to be determined, it is unknown at this time to what extent existing police facilities would be expanded, or if new substations or police stations would be required. The 2015-2023 Housing Element identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. As a policy-level document, the Housing Element will not entitle or fund any specific project. It sets forth policies to encourage housing development consistent with adopted land use policy. Adoption of the 2015-2023 Housing Element, therefore, will not result in a significant impact related to facilities for police and fire protection.

c) **Less-Than-Significant Impact.** As discussed herein, adoption of the Housing Element will not result directly in any housing production. Implementation of Element policies and programs will facilitate construction consistent with adopted land use policy. New housing units have the potential to generate additional school children within the Tracy Unified School District and Jefferson Elementary School District. As allowed by State law, the Tracy Unified School District and Jefferson Elementary School District collect fees for new residential construction to help offset the costs of providing additional education facilities and services. Such fees will be paid by developer at the time individual building permits are issued. Per Government Code Section 65996, payment of fees meets mitigation responsibilities relative to school impacts. The specific environmental impact of constructing new schools and related facilities to support the proposed General Plan growth cannot be determined at this level of analysis, with specific proposed locations and descriptions of the schools. However, development and operation of school facilities, both public and private, may result in potentially significant impacts that are addressed by various plans, policies and mitigation measures. As specific school expansion or improvement projects are identified, additional project specific, second-tier environmental analysis would be completed. The potential for the project to result in increased demands on school facilities is therefore considered less than significant.

d) **Less-Than-Significant Impact.** The project does not involve the construction of housing units, but does include policies that will facilitate development of future housing. New residents could place an increased demand on City parks and recreational facilities. The City has an adopted requirement of four acres of parkland per 1,000 residents. The General Plan includes policies and actions to ensure that the City's parkland goal is met and existing facilities are not negatively impacted by growth permitted under the Plan. Future park lands will also be identified during the project approval process for residential developments. These parks have not been identified nor are they included on the land use designation map. The specific environmental impact of constructing new individual park or recreation facilities cannot be determined at this first-tier level of analysis. Development and operation of park facilities may result in potentially significant impacts that are addressed by various plans, policies and mitigation measures. As specific park and recreation facility expansion projects are identified, additional project-specific, environmental analysis will be completed. Overall, as a result of the policies mentioned above, impacts resulting in the increased use of existing parks, such that substantial physical deterioration would occur or be accelerated, would be less-than-significant. Future housing development would be subject to project specific environmental review and fair share park requirements. Tracy's park dedication ordinance requires new development to dedicate four acres of parkland per 1,000 residents or pay fees to achieve mitigation. This is intended to ensure that new development provides an adequate

amount of park space to keep pace with demand. Potential impacts to recreation facilities shall be identified and mitigated on a project-by-project basis based on City ordinance. Adoption of the 2015-2023 Housing Element will result in no significant impact to parks.

e) **No Impact.** Development facilitated by Housing Element policies will require public agency oversight, including but not limited to actions by the Development Services Department (Planning Division, Code Enforcement Division, and Building Safety and Fire Prevention Division), Public Works Department, Police Department, and Fire Department, and also the San Joaquin County Department of Public Works. These actions typically fall within routine tasks of these agencies, and as such are considered to have a less-than-significant effect.

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

Substantiation:

a) **Less-than-Significant Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy. See response to XIII(d). Therefore, adoption of the Housing Element would not have a significant impact related to deterioration of neighborhood or regional parks and facilities.

b) **No Impact.** The project is the adoption of the 2015-2023 Housing Element. The project does not involve plans for or construction of any recreational facilities. Specific facilities that may be required have not been identified and, cannot be evaluated now. No impact will result.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?.			X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Substantiation:

a-b) **Less-Than-Significant Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The project objective is to remove constraints to and assist in the development of housing to accommodate future housing needs, consistent with adopted land use policy. While adoption of the Housing Element will not result in any direct impacts relative to the performance of the circulation system, the project could facilitate housing development. Housing development at specific locations throughout Tracy has the potential to contribute to congestion on roadways and at intersections, including San Joaquin County Congestion Management Program monitoring intersections. As part of the individual project review process, the City examines potential traffic impacts. To address citywide traffic issues, the City

collects traffic impact fees for development projects. The City may also require specific roadway or signal improvements to address impacts directly attributable to a specific project. These practices will continue as a means of addressing potential traffic concerns associated with individual projects. The 2015-2023 Housing Element proposes neither an increase in allowable density nor specific development projects. Therefore, adoption of the 2015-2023 Housing Element will result in no significant impacts related to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness or with an applicable congestion management plan.

c) **No Impact.** The project does not propose actions or programs that would affect, or be affected by, air traffic facilities. Adoption of the 2015-2023 Housing Element will have no air traffic impacts.

d) **No Impact.** The project does not involve the construction of any roadway or entitle any development project. Adoption of the 2015-2023 Housing Element, therefore, will result in no impact related to hazards resulting from a design feature or incompatible uses.

e) **Less-Than-Significant Impact.** The project does not involve any road construction or any development activity and thus will not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to site plan review. In conjunction with the review and approval of building permits, the City of Tracy reviews all plans to assure compliance with all applicable emergency access and safety requirements. With continued application of project review procedures, adoption of the 2015-2023 Housing Element will result in no significant impact to emergency access.

f) **No Impact.** The Housing Element includes policies that are supportive of alternative transportation modes, including General Plan Policy 3.2, which encourages "development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes." The project does not involve any construction activity and thus will not interfere with or otherwise affect alternative transportation modes. Adoption of the 2015-2023 Housing Element will result in no impact related to conflict with adopted policies, plans, or programs for alternatives transportation modes or to decreasing their performance or safety.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Substantiation:

a-g) **Less-Than-Significant Impact.** The City's Utilities Department operates and maintains the City's potable water and wastewater treatment facilities. Wastewater collection and treatment systems in Tracy are operated and maintained by the City. The City of Tracy's wastewater collection system consists of gravity sewer lines, pump stations and the Wastewater Treatment Plant. The City has a municipal wastewater system handling both domestic and industrial wastewater. Wastewater flows toward the northern part of the City where it is treated at the WWTP and then discharged into the Old River in the southern Sacramento-San Joaquin Delta. The NPDES permit, which is administered by the Central Valley Regional Water Quality Control Board, prescribes the maximum allowable discharge rate, effluent quality, discharge prohibitions, receiving water limitations, pretreatment program requirements, biosolids disposal requirements, and self-monitoring requirements. The City also manages the local storm water collection system, with regional facilities under the jurisdiction of the San Joaquin County Flood Control and Water Conservation District. Domestic water service in Tracy is provided by the City's Water Resources Division of the Utilities Department from multiple sources including groundwater wells and imported water. Waste collection and disposal services are provided by Tracy Disposal Service Company, a private contractor, which disposes of refuse at the County's Foothill Sanitary Landfill in Linden by way of the Tracy Waste Recovery Facility and Transfer Station in the City. The 2015-2023 Housing Element, as a policy-level document, will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. The Housing Element sets forth policies to encourage housing development consistent with adopted land use policy. Adoption of the 2015-2023 Housing Element, therefore, will result in no impact to utilities and service systems.

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

Substantiation:

a) **Less-Than-Significant Impact.** As a policy-level document, the 2015-2023 Housing Element will not entitle or fund any specific project. It identifies no site for housing other than those currently planned for residential use within the City limits, and it proposes no changes to the land use designations that are allowed by the General Plan. Adoption of the Housing Element involves no development activity. Residential development pursued in accordance with Housing Element policies and programs must be consistent with adopted land use policy. Adoption of the 2015-2023 Housing Element, therefore, will result in no significant impact on the quality of the environment, habitat, wildlife populations or communities, the range of rare or endangered species, or important examples of major periods of California history or prehistory.

b) **Less-Than-Significant Impact.** As discussed in the analysis above, the Housing Element does not involve any construction activity. Residential development pursued in accordance with Housing Element policies and programs must be consistent with adopted land use policy. Adoption of the 2015-2023 Housing Element, therefore, will result in no significant cumulatively considerable impact.

c) **Less-Than-Significant Impact.** As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. Under each environmental consideration addressed in this Initial Study checklist, the proposed project is considered to have little or no adverse impacts. The proposed project is a policy document and does not include any specific housing development projects. All housing development applications will be subject to environmental review, and as necessary at the individual project level, mitigation measures could

be required. Adoption of the 2015-2023 Housing Element, there will not result a significant impact related to adverse effect on human beings.

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.	☐
I find that the project MAY have a significant effect on the environment and an ENVRIONMENTAL IMPACT REPORT is required.	☐
I find that the project MAY have a significant effect(s) on the environment, but as least on effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard, and 2) has been addressed by mitigation measures based on an earlier analysis as described on attached sheets. If the effect is potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	☐
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	☐

Date: January 21, 2016

Alan Bell

Alan Bell
Development Services Department
333 Civic Center Plaza
Tracy, CA 95376