



Balancing Community and Commerce

5000 S. AIRPORT WAY SUITE 209 STOCKTON, CA 95206 209-953-7646

Community Development Department
County Public Works Department
Tracy Rural Fire District
Environmental Health Department
State of California Dept. of Fish and Wildlife
SJ County Resource Conservation District
California Department of Transportation
Central Valley Regional Water Quality Control Board
SJ Area Flood Control Agency
SJ County Committee on School District Organization
California Attorney General Office - Bureau of Environmental Justice

City of Tracy
California Highway Patrol
County Administrator's Office
Lammersville Unified School District
County Sheriff's Office
South County Fire Authority
San Joaquin Valley APCD
SJ Council of Government
Cal Trans District 10
SJC MVCD

FROM: JD Hightower, Executive Officer

PROJECT: Schulte Road Warehouse Project Annexation to the City of Tracy (LAFCO 30-25)

REFERRAL DATE: November 6, 2025

Proposal: The City of Tracy proposes to annex the 21.92 acre will consist of 206,593 sf of warehouse and 10,873 sf of office space. The warehouse would include 31 dock level on the eastern side.

Location: The project site is located at 16286 Schulte Road in unincorporated San Joaquin County, California. The project is bounded on the north by West Schulte Road, on the west by Handen Road, on the south by the Delta Mendota Canal and on the east by vacant agriculture land.

Please visit <https://www.sjlafco.org/projects-under-review-and-receiving-comments> to review application for the above referenced project. Please submit your project-related comments along with any proposed requirements to the LAFCO Office no later than **5:00 P.M. on December 8, 2025**. Environmental concerns may also be included in your comments. If a response is not received by this December 8, 2025, we will assume you have no comment.

Please call me directly at (209) 468-3198 if you have any questions or need additional information. Responses may be emailed to jhightower@sjgov.org. Thank you.

cc: Corinne King, Community Development-Planning
Scott Cooper, Public Services
Carloly Steman, County Assessors Office
Dave Bollinger, GIS Program Manager

To be submitted to LAFCo Offices by Cities, Special Districts or San Joaquin County Only

San Joaquin
Local Agency Formation Commission
 44 N. San Joaquin Street Suite #374 Stockton, Ca 95202
 Phone (209) 468-3197

JUSTIFICATION OF PROPOSAL
ALL FEES ARE NON-REFUNDABLE

Please complete the following information to process an application under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: (Indicate N/A if Not Applicable)

SHORT TITLE OF THE PROPOSAL: WSD Proposed SOI Amendment

TYPE OF PROPOSAL

- | | | |
|--|--|--|
| <input type="checkbox"/> City Incorporation | <input type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> District Formation |
| <input type="checkbox"/> Consolidation | <input type="checkbox"/> Sphere of Influence Update | <input checked="" type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> Detachment | <input type="checkbox"/> Addition of Services | <input type="checkbox"/> District Dissolution |
| <input type="checkbox"/> Reconsideration | <input checked="" type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: City of Tracy

Agency or Agencies losing territory: San Joaquin County

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant's Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer's Report:

Name	Mailing Address	Email Address	Telephone Number
PDC Sacramento LPIV, LLC	8775 Folsom Boulevard, Suite 200	awertheim@panattoni.com	916-379-1109

(Attach a separate sheet if necessary.)

PROJECT INFORMATION

Please provide project-related information for the following questions:

- 1. Do the proposed boundaries create an island of non-agency territory? Yes No
- 2. Do the proposed boundaries split lines of assessment or ownership? Yes No
- 3. Does the proposal involve public rights-of-way or easements? Yes No
- 4. Does the proposal involve public land or land assessed by the State? Yes No
- 5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? Yes No
- 6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? Yes No

7. List the affected Assessor Parcel Numbers, Owners of record and Parcel Sizes:

APN	Owner	Acreage
209-230-250	D&D Pombo, LLC	20.92
209-230-260	D&D Pombo, LLC	1.00

- 8. Physical Location of Proposal: 16286 West Schulte Road
- 9. Has an application been filed for an underlying project (such as Development Plan, Conditional Use Permit, or Tentative Subdivision Map)? Yes No
 If Yes, please attach a Project Site Plan or Tentative Subdivision Map.
 If No, please provide an estimate of when development will occur: See Site Plan.
- 10. List those public services or facilities which will be provided to the affected territory as a result of the proposed action:
 City of Tracy (water, wastewater, stormwater); PG&E.
- 11. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory:
 City of Tracy (water, wastewater, stormwater)
- 12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach a separate sheet if necessary)
 See annexation plan.

SUBMITTALS

In order for this application to be processed, the following information needs to be provided:

- One copy of the Justification of Proposal, completed and signed with original signatures;
- One copy, 8.5" x 11" or 11" x 17" reduction of the proposal map;
- One copy of the metes and bounds description of the affected territory;
- One copy of the certified copy of the City Council and/or Special District Board Resolution of Application, or a petition making application to LAFCo (as appropriate);
- Written permission from each affected property owner (or signature form);
- One copy of the project environmental document;
- One copy of the project Notice of Determination;
- One copy of the Fish and Game Wildlife;
- One Copy, 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map);
- One copy of the Annexation Plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
- One copy of the Pre-Zoning map or description (as required by Section 56375);
- One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
- One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));
- One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l));
- One copy of the project design (site plan, development plan, or subdivision map);
- One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal)
- Signed San Joaquin Local Agency Formation Commission Indemnification Agreement
- Signed Financial Disclosure Agreement

All mapping requirements – see application process at sjlafco.org

Please submit an electronic copy of the application to our office. Some application documents will be placed on LAFCo Website for public review. To be in compliance with Title II of the ADA please make sure all documents are assessable for everyone. Title II of the ADA requires state and local governments to ensure that individuals with disabilities can access important web content and mobile apps quickly, easily, independently, privately, and equally. If documents are not ADA Compliant, they will be sent back to you.

Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule. **All Fees are non-refundable**

Additional information may be required during staff review of the proposal.

CERTIFICATION

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.

Victoria Lombardo

Date: 9/10/2025

(Signature)

Print or Type Name: Victoria Lombardo

Daytime Telephone: 209-831-6428

Reconsideration (as required by Section 56895 (a)): When a commission has adopted a resolution making determinations, any person or affected agency may file a written request with the executive officer requesting amendments to or reconsideration of the resolution. The request shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration. If the request is filed by a school district that received notification pursuant to Section 5668, the commission shall consider that request a public hearing.

DESCRIPTION OF SCHULTE ROAD WAREHOUSE PROJECT ANNEXATION
TO
CITY OF TRACY
EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, LYING WITHIN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION, SAID POINT ALSO LYING ON THE CENTERLINE OF SCHULTE ROAD; THENCE ALONG SAID CENTERLINE AND NORTH SECTION LINE,

(1) SOUTH $88^{\circ}36'10''$ EAST, A DISTANCE OF 752.61 FEET TO THE NORTHWEST CORNER OF THE COSTCO DEPOT ANNEXATION TO CITY OF TRACY (L AFC 08-25); THENCE ALONG THE WEST LINE OF SAID ANNEXATION,

(2) SOUTH $0^{\circ}09'48''$ WEST, A DISTANCE OF 1,430.55 FEET TO A POINT LYING ON THE NORTH LINE OF THE DELTA MENDOTA CANAL;

THENCE ALONG SAID NORTH CANAL LINE THE FOLLOWING TWO COURSES:

(3) NORTH $34^{\circ}46'27''$ WEST, A DISTANCE OF 189.94 FEET;

(4) NORTH $71^{\circ}25'34''$ WEST, A DISTANCE OF 754.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HANSEN ROAD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES:

(5) NORTH $4^{\circ}07'59''$ WEST, A DISTANCE OF 122.37 FEET;

(6) NORTH $4^{\circ}14'37''$ EAST, A DISTANCE OF 525.62 FEET;

(7) NORTH $0^{\circ}45'46''$ EAST, A DISTANCE OF 333.67 FEET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE,

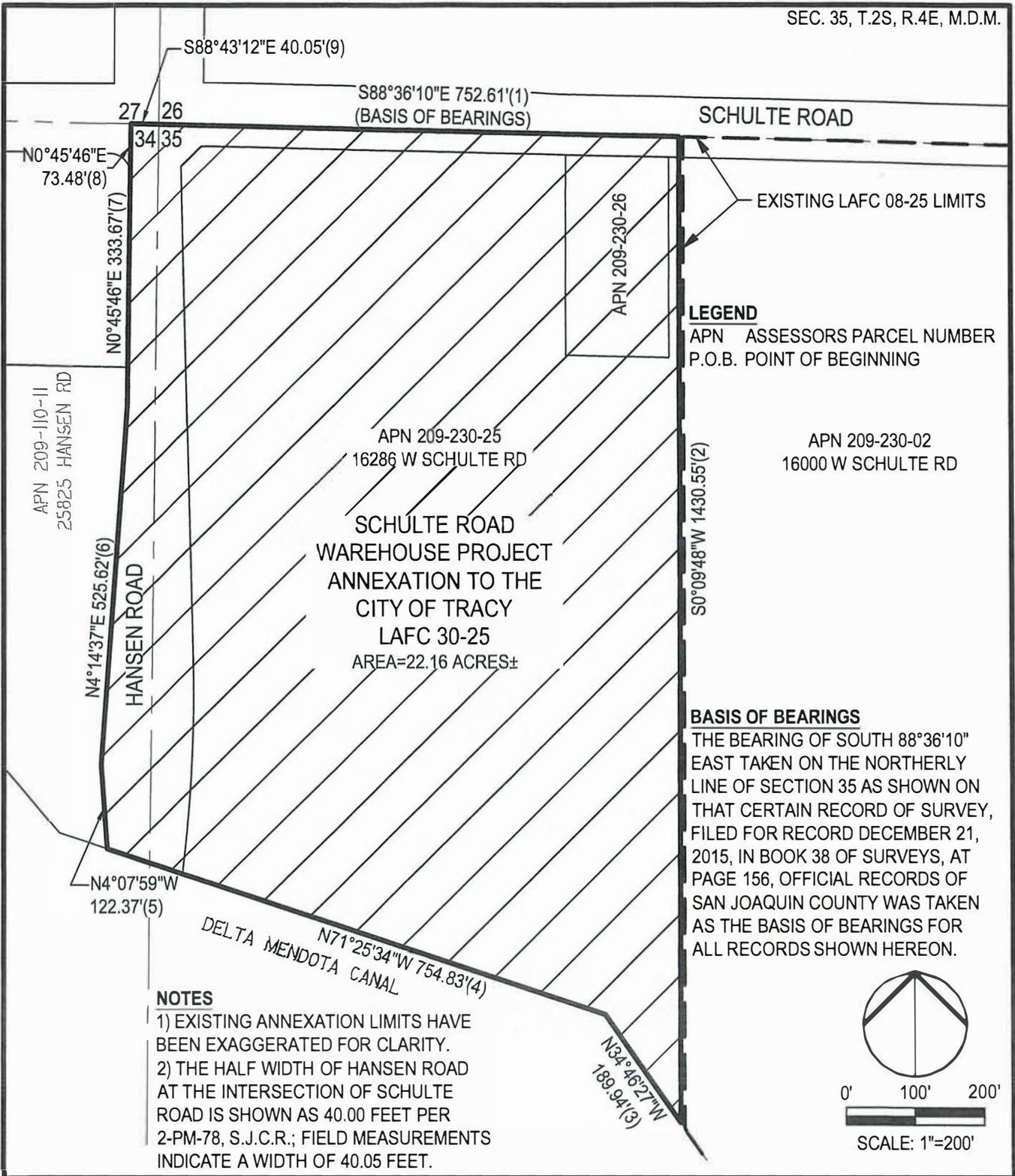
(8) NORTH $0^{\circ}45'46''$ EAST, A DISTANCE OF 73.48 FEET TO THE NORTH LINE OF SECTION 34 OF SAID TOWNSHIP, RANGE, AND MERIDIAN, SAID POINT ALSO LYING ON THE CENTERLINE OF SCHULTE ROAD;

THENCE ALONG LAST SAID NORTH SECTION LINE AND SAID CENTERLINE,

(9) SOUTH $88^{\circ}43'12''$ EAST, A DISTANCE OF 40.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 22.16 ACRES, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



NOTES

- 1) EXISTING ANNEXATION LIMITS HAVE BEEN EXAGGERATED FOR CLARITY.
- 2) THE HALF WIDTH OF HANSEN ROAD AT THE INTERSECTION OF SCHULTE ROAD IS SHOWN AS 40.00 FEET PER 2-PM-78, S.J.C.R.; FIELD MEASUREMENTS INDICATE A WIDTH OF 40.05 FEET.

LEGEND

APN ASSESSORS PARCEL NUMBER
P.O.B. POINT OF BEGINNING

BASIS OF BEARINGS

THE BEARING OF SOUTH 88°36'10" EAST TAKEN ON THE NORTHERLY LINE OF SECTION 35 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD DECEMBER 21, 2015, IN BOOK 38 OF SURVEYS, AT PAGE 156, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR ALL RECORDS SHOWN HEREON.



0' 100' 200'



SCALE: 1"=200'

EXHIBIT "B"

DATE	11/6/2025
DESIGN	KJG
DRAWN	SRS
JOB NO.	20174



SIEGFRIED

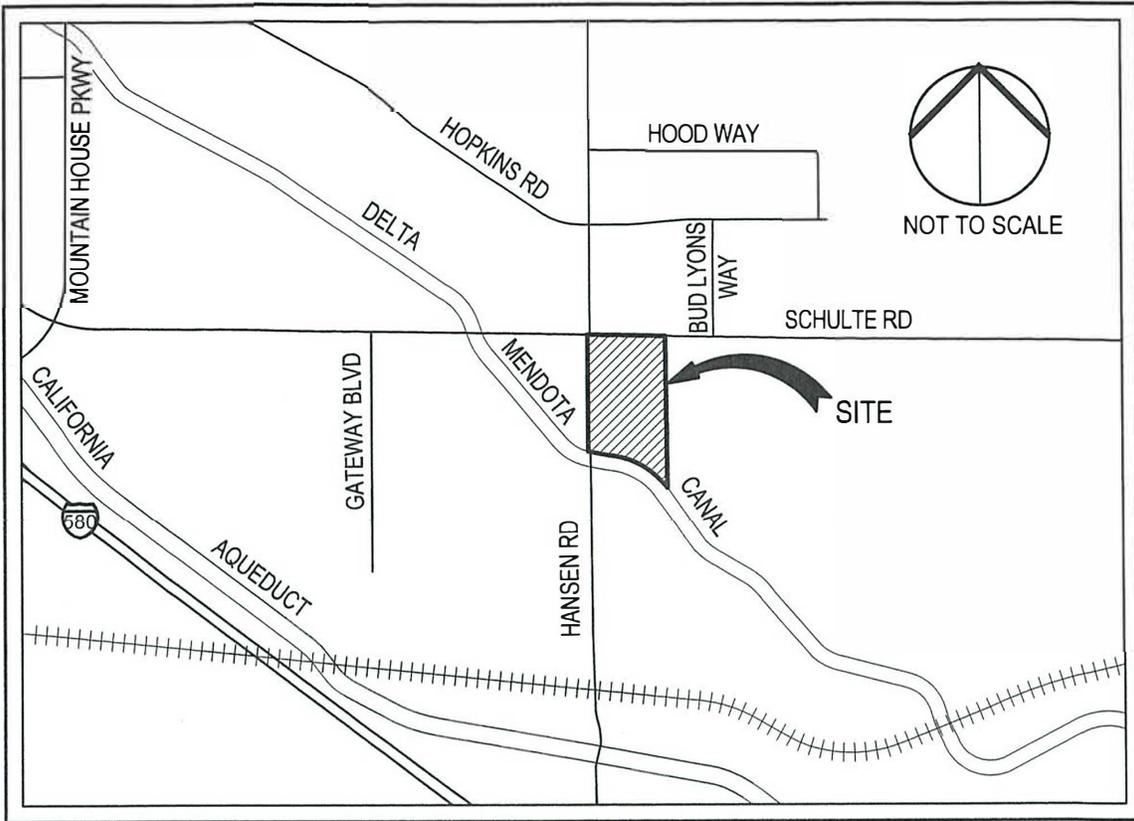
3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214

- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN

SCALE: AS SHOWN

SHEET 2

OF: 2



THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION. FOR ASSESSMENT PURPOSES ONLY, THIS DESCRIPTION IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

DATED THIS _____ DAY OF _____, 2025.

KEVIN J. GENASCI, PLS NO. 8660

EXHIBIT "B"

DATE	11/6/2025
DESIGN	KJG
DRAWN	SRS
JOB NO.	20174



SIEGFRIED

3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214

- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN

SCALE: AS SHOWN

SHEET 1

OF: 2


CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2025-207

1. CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PLAN FOR THE ANNEXATION OF 21.92-ACRE PROPERTIES LOCATED AT 16286 AND 16310 WEST SCHULTE ROAD BEARING ASSESSOR'S PARCEL NUMBERS 209-230-25 AND 209-230-26, AND DEVELOPMENT OF AN INDUSTRIAL BUILDING ON A 20.92 ACRE PROPERTY LOCATED AT 16286 WEST SCHULTE ROAD BEARING ASSESSOR'S PARCEL NUMBER 209-230-25 , ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND
2. APPROVING A DEVELOPMENT REVIEW PERMIT FOR THAT CERTAIN DEVELOPMENT PROPERTY 20.92-ACRE PROPERTY LOCATED AT 16286 WEST SCHULTE ROAD BEARING ASSESSOR'S PARCEL NUMBER 209-230-25 TO TAKE EFFECT ON THE FIRST DAY FOLLOWING THE EFFECTIVE DATE OF THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION'S APPROVAL OF THE ANNEXATION OF THE COMBINED PROPERTY TO THE CITY OF TRACY; AND
3. APPROVING THE SUBMITTAL OF A PETITION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION FOR THE ANNEXATION OF THE COMBINED PROPERTY TO THE CITY OF TRACY.

WHEREAS, on August 16, 2021, the City received applications from the owners of the Property asking the City to submit a petition to LAFCo to annex the two properties located at 16286 West Schulte Road, Assessor's Parcel Number 209-230-25 [20.92 acres] and 16310 West Schulte Road, Assessor's Parcel Number 209-230-26 [1 acre] ("Combined Property") to the City of Tracy, to prezone the Combined Property to Light Industrial (M-1) pursuant to Tracy Municipal Code ("**TMC**") Section 10.08.970, and to approve a Development Review Permit for the subject development property located at 16286 West Schulte Road, Assessor's Parcel Number 209-230-25, ("Development Property") pursuant to Article 30 of Chapter 10.08 of the TMC (collectively, the "**Project**"); and

WHEREAS, the Combined Property is located within the City's Sphere of Influence ("**SOI**") and is designated for Industrial uses in the City's General Plan; and

WHEREAS, to support its processing of the applications, and pursuant to the requirements of CEQA, the City conducted an environmental analysis of the proposed Project, resulting in the completion of an Environmental Impact Report bearing State Clearinghouse Number 2023120437 (the "**EIR**") (**Exhibit 1**); and

WHEREAS, based on the analyses in the EIR, and pursuant to Sections 15091 and 15093 of CEQA's implementing regulations (14 Cal. Code Regs. §§ 15000—15387) (the "**CEQA Guidelines**"), the City prepared certain findings and a statement of overriding considerations (together, the "**CEQA Findings**") (**Exhibit 2**) and also prepared a Mitigation Monitoring and Reporting Plan (the "**MMRP**") (**Exhibit 3**) pursuant to Section 15097 of the CEQA Guidelines; and

WHEREAS, on July 23, 2025, the City's Planning Commission held a public hearing to review and consider the Project applications and all materials and evidence relating to the Project applications, including the EIR, the CEQA Findings, the Statement of Overriding Considerations, and the MMRP, and voted to recommend that the City Council certify the EIR and approve the Project; and

WHEREAS, on September 2, 2025, the City Council held a duly-noticed public hearing to review and consider the Project applications and all materials and evidence relating to the Project applications, including the EIR, the CEQA Findings, the Statement of Overriding Considerations, and the MMRP.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TRACY:

Section 1 RECITALS. The City Council hereby finds and determines the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City.

Section 2 CEQA COMPLIANCE. The City Council, based on its independent judgment and analysis, has reviewed and considered the proposed Project and determined, based on the whole record before it, including the EIR, that the proposed Project will have a significant effect on the environment, and hereby makes the CEQA Findings, including approval of a Statement of Overriding Considerations, as set forth in Exhibit 2, and hereby certifies the EIR as set forth in Exhibit 1, and hereby adopts the MMRP as set forth in Exhibit 3, in full compliance with the requirements of CEQA for the Project.

Section 3 DEVELOPMENT REVIEW PERMIT AND EFFECTIVE DATE. Based on the findings set forth in **Exhibit 4** hereto, the City Council hereby approves Development Review Permit (D21-0020), which approval is subject to the applicant's full and complete compliance with the Conditions of Approval set forth in **Exhibit 5** hereto; provided, however, that the approval of this Development Review Permit shall not be effective until the first day following the effective date of LAFCo's approval of the annexation of the Combined Property to the City, such that the Development Property is subject to the land use jurisdiction of the City of Tracy. This approval shall also not take effect if the concurrently adopted Ordinance No. ____ approving the Combined Property's rezoning as Light Industrial (M-1) does not take effect.

Section 4 PETITION TO LAFCo. The City Council hereby grants the applicants' request to submit a petition to LAFCo to annex the Combined Property to the City of Tracy and directs the City Manager to prepare and submit said application.



Item 3.C

Due to the size of the files, please click on the following links to access the proposed resolution exhibits for Item 3.C of the regular City Council meeting agenda for August 19, 2025:

[3.C-Resolution Exhibit 1](#)

[3.C-Resolution Exhibit 2](#)

[3.C-Resolution Exhibit 3](#)

[3.C-Resolution Exhibit 4](#)

[3.C-Resolution Exhibit 5](#)

[3.C-Resolution Exhibit 6](#)

You may also type the following URLs into your web browser:

Exhibit 1:

<https://www.cityoftracy.org/home/showpublisheddocument/21075/638907032220548931>

Exhibit 2:

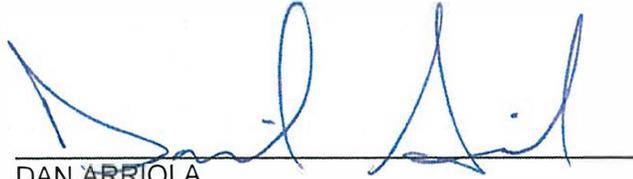
<https://www.cityoftracy.org/home/showpublisheddocument/21077/638907032225705372>

Exhibit 3:

<https://www.cityoftracy.org/home/showpublisheddocument/21079/638907032234554778>

The foregoing Resolution 2025-207 was adopted by the Tracy City Council on the 19th day of August 2025, by the following vote:

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



DAN ARRIOLA
Mayor of the City of Tracy, California

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

EXHIBITS

- Exhibit 1 – EIR
- Exhibit 2 – CEQA Findings
- Exhibit 3 – MMRP
- Exhibit 4 – Development Review Plan Set
- Exhibit 5 – Findings to support approval of Development Review Permit
- Exhibit 6 – Conditions of Approval for Development Review Permit

Exhibit 4:

<https://www.cityoftracy.org/home/showpublisheddocument/21081/638907032249802443>

Exhibit 5:

<https://www.cityoftracy.org/home/showpublisheddocument/21083/638907032254495073>

Exhibit 6:

<https://www.cityoftracy.org/home/showpublisheddocument/21085/638907032259890287>

Please contact the City Clerk's Office at (209) 831-6105 with any questions.

Steve J. Bestolarides
San Joaquin County Clerk

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814
 County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin St., 2nd Floor Suite 250
Stockton, CA 95202

From:

Public Agency: City of Tracy
Address: 333 Civic Center Plaza
Tracy, CA 95376
Contact: Victoria Lombardo, Senior Planner
Phone: (209) 831-6428

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023120437

Project Title: Schulte Road Warehouse Project

Project Applicant: City of Tracy

Project Location (include county): City of Tracy San Joaquin County

Project Description:

The proposed project would include demolition of the three single-family residences and six ancillary structures and redevelopment of the Development Area with a one-story, 217,466 sf warehouse building and a surface parking lot. The entire project site, including the Development Area and the Williams Communication Parcel, would be annexed into the City as part of the proposed project. Although the tenants of the proposed warehouse are unknown at this time, this analysis assumes that business operations could occur 24 hours per day. No cold storage facilities or uses will be allowed on-site.

This is to advise that the City of Tracy has approved the above
(Lead Agency or Responsible Agency)

described project on 8/19/25 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [will will not] have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

333 Civic Center Plaza, Tracy, CA 95376

Signature (Public Agency): Victoria Lombardo Title: Senior Planner

Date: 8/19/2025 Date Received for filing at OPR: _____

San Joaquin County Recorders
Steve J. Bestolarides
44 N. San Joaquin Street, Room 260
Stockton, Ca 95202
Receipt: 1853029

Product Name	Extended
FISH CLERK CLERK FISH AND GAME FILINGS	\$4,173.50
# Pages	1
Document #	39-08202025-245
Environmental Impact Report (C)	\$4,123.50
Clerk Filing Fee	\$50.00
Total	\$4,173.50

Tender (Check)	\$4,173.50
Paid	PDC SACRAMENTO LPV LLC
By	[REDEV-CL
Payor	JPMORGAN CHASE BANK
Check #	1110
Paid	PDC SACRAMENTO LPV LLC
By	[REDEV-CL

Thank You!

8/20/25, 8:43 AM PST rosaa



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
39-08202025-245

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF TRACY	LEAD AGENCY EMAIL	DATE 08/20/2025
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COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-08202025-245
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PROJECT TITLE
SCHULTE ROAD WAREHOUSE PROJECT

PROJECT APPLICANT NAME CITY OF TRACY	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 831-6428
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PROJECT APPLICANT ADDRESS 333 EAST CIVIC CENTER PLAZA	CITY TRACY	STATE CA	ZIP CODE 95376
--	---------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	\$4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ \$4,173.50

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Rosa Arceo, Deputy
--	---



2. CITY SERVICES PLAN

Introduction

Pursuant to California Government Code Section 56653, the San Joaquin LAFCo requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. In accordance with Section 56653, the plan shall include:

- an enumeration and description of services to be extended to the affected territory;
- the level and range of those services;
- an indication of when those services can feasibly be extended to the affected territory;
- an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions that the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
- information with respect to how those services will be financed.

This Annexation Plan has been prepared to fulfill this requirement.

Discussion

As mentioned prior, the Annexation Project would include the construction and subsequent operation of 206,593 sf of warehouse uses and 10,873-sf of office space. Although the tenant(s) of the proposed warehouse are unknown at this time, it is anticipated that business operations could occur 24 hours per day. No cold storage facilities or uses will be allowed on-site. The Project also would include the required circulation, parking, and utility improvements.

The Annexation Project would include 31 dock level doors on the eastern side of the building. The maximum height of the one-story warehouse would be 42.6 feet, with the majority of the building at 40 feet. Landscaping would be provided throughout the site.

The Annexation Project would be subject to Development Review Permit approval by the City, during which City staff would ensure that the proposed Project would comply with all applicable City regulations including, but not limited to, landscaping and visual screening. Development Review would occur as part of the building design and landscape review.

The proposed development is described below.

Warehouse Architecture: The proposed warehouse design would be contemporary in style and would use a variety of massing and materials appropriate for the scale of the buildings. Architectural metal with varied textures and horizontal and vertical orientations would be used, while varying parapet cap heights would break up the long elevations both horizontally and vertically. The parapets will also assist in concealing rooftop-mounted mechanical equipment. The proposed architecture places and focuses the design's detailed elements, varied building materials and color changes towards the front of the buildings along West Schulte Road.

Traffic and Employment: Site access would be provided by two new driveways: one from the southwest, off of Hansen Road; and one from the north, off of West Schulte Road. The Annexation

ANNEXATION PLAN

project would also involve improvements to Hansen Road adjacent to the Project site, including roadway resurfacing improvements and construction of an interim driveway access to the site off Hansen Road. In the future, the City may construct a roundabout at the southwestern site access point. The roundabout is a planned improvement in the City's Transportation Master Plan Update.

The proposed parking area would include approximately 206 vehicle parking stalls and 116 trailer parking stalls. The vehicle parking area would be located in the southern portion of the site and the trailer parking area would be located in the eastern portion of the site.

Landscape and Stormwater Plan: The landscape plan includes a mix of drought-tolerant shrubs and grasses, and a variety of shade trees appropriate for the climate in Tracy would be used throughout the parking lots and along the Project perimeter. The landscape design and plant palette would complement the existing street and building/development landscape character established by Prologis and the International Park of Commerce. Stormwater treatment/detention basins and stormwater bioretention treatment planters would be located throughout the Project site, mainly in the proposed landscaped areas and along West Schulte Road.

Utilities: The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Existing storm drain, sewer, water, and gas lines/pipes are currently located along West Schulte Road.

The Project would be served by the following existing service providers:

1. City of Tracy for water;
2. City of Tracy for wastewater collection and treatment;
3. City of Tracy for stormwater collection;
4. Pacific Gas and Electric Company for gas and electricity.

Utility lines within the Project site and adjacent roadways would be extended throughout the Project site. Wastewater, water, and storm drainage lines would be connected via existing lines along West Schulte Road. The project would also connect to PG&E's existing electrical and natural gas infrastructure in the project vicinity.

Stormwater bioretention treatment planters would be located throughout the project site, mainly in the proposed landscaped areas and along Hansen Road and the east property line. Stormwater runoff from each of the drainage areas would be routed to a series of on-site stormwater bioretention treatment planters and treatment/detention basins. It is anticipated that runoff from the Project would be diverted to the proposed detention basin identified as LW-11 in the City's Storm Drain Master Plan, located on City land east of the Project site. Should the Project be operational prior to development of LW-11, temporary on-site retention basins would be provided on-site.

Best management practices (BMPs) will be applied to the proposed development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Project site would be directed to the proposed stormwater treatment basins, treatment planters, and bioretention areas by a new stormwater conveyance system on the Project site. Stormwater

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^(A) ALTHOUGH THE CITY CAN SUSTAINABLY EXTRACT UP TO 9,000 AFY OF GROUNDWATER ON A CONTINUOUS BASIS, THE CITY IS PLANNING TO SCALE BACK ITS GROUNDWATER EXTRACTION IN NORMAL YEARS TO INCREASE THE OVERALL QUALITY OF ITS WATER SUPPLY. WITH THESE REDUCED SUPPLY VOLUMES, THE GROUNDWATER RESOURCE IS CONSIDERED 100 PERCENT RELIABLE.

^(B) DUE TO THE DIFFICULTIES EXPERIENCED BY THE CITY IN ACCESSING STORED WATER VIA THE DMC, THE CITY HAS CONSERVATIVELY ASSUMED THAT 0% OF THE CITY'S SEMITROPIC WATER SUPPLY WILL BE AVAILABLE IN THE FIRST YEAR OF A MULTIPLE DRY YEAR PERIOD AND 100% WILL BE AVAILABLE IN THE SECOND AND THIRD YEAR. THE 67% PRESENTED IN THIS TABLE FOR MULTIPLE DRY YEARS IS THE AVERAGE VALUE FOR A THREE-YEAR PERIOD.

^(C) ALTHOUGH RECYCLED WATER SUPPLIES ARE CURRENTLY AVAILABLE FROM THE CITY'S WWTP, REQUIRED RECYCLED WATER PIPELINES AND PUMP STATIONS TO CONVEY AND DELIVER THE RECYCLED WATER TO THE RECYCLED WATER USE AREAS HAVE NOT YET BEEN CONSTRUCTED. SEE SECTION 6.3.1 OF THE WSA FOR ADDITIONAL INFORMATION REGARDING THE CITY'S PLAN FOR IMPLEMENTATION OF ITS RECYCLED WATER SYSTEM.

Based on the analysis described above, the City's existing and projected potable water supplies are sufficient to meet the City's existing and projected future potable water demands, including those future water demands associated with the Project, through year 2040, under all hydrologic conditions.

A. CITY OF TRACY GENERAL PLAN

The City's General Plan includes policies and implementation programs related to maintaining an adequate water supply for the City's population. Following adoption of the General Plan, the City updated its Urban Water Management Plan based on the growth projections of the General Plan. Based on existing water use patterns, the water supply is projected to be available through 2040. The area served would include all potential development which includes the Annexation Project location.

B. TIMING AND EXTENSION OF WATER SUPPLY TO THE ANNEXATION AREA

As mentioned prior, the proposed Project would require extension of offsite water conveyance infrastructure to the Project site for potable water and irrigation water. All offsite water utility improvements will be in or adjacent to existing roadways along the perimeter of the Project site.

The developer's contribution to water supply as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$387,584 for water distribution, \$165,874 for water supply, \$301,499 for water treatment for \$357,271 recycled water. This application will be reviewed by the City's engineer and contractor to prepare a comprehensive and project-specific cost estimate. Until that process is completed, the final water connection contribution remains to be determined.

C. SUBAREA 1 UPDATE

A focused review of the services capacity for Subarea 1 of the Tracy Municipal Service Review (MSR) was conducted in May 2025. The three pending annexation projects, including the Annexation Project, under consideration in Subarea 1 propose uses consistent with the General Plan land use designation, which is Industrial for all three projects. Uses allowed under the Industrial land use designation have been considered as part of the master plans prepared to address provision of services in the City and SOI.

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runoff would not be allowed to discharge directly to the existing storm drains in West Schulte Road without first discharging to the bioretention areas. The landscaping plan includes stormwater treatment plantings in the treatment/detention basins. Additionally, erosion and sediment control measures would be implemented during construction.

Water

The City receives water supplies from three sources: Central Valley Project via the Delta Mendota Canal (DMC), South County Water Supply Project (SCWSP) via the Stanislaus River, and groundwater from nine wells. The United States Bureau of Reclamation (USBR) is the wholesale supplier for the Central Valley Project water and the South San Joaquin Irrigation District (SSJID) is the wholesale supplier for the South County Water Supply Project. The Annexation Project, if approved by the City, is capable of being served by the City from the City’s existing and future portfolio of water supplies. The water supply for the Annexation Project will have the same water supply reliability and water quality as the water supply available to each of the City’s other existing and future water customers.

The Tracy Schulte Warehouse DEIR concluded that the City of Tracy will have sufficient water supplies to meet the projected demands from development consistent with the General Plan, and therefore has sufficient water supplies available to serve the Tracy Schulte Warehouse Project from existing entitlements and resources and would not require new or expanded entitlements during normal, dry, and multiple dry years. The City’s 2020 Urban Water Management Plan (UWMP) included existing and projected water demands for existing and projected future land uses to be developed within the City’s SOI through 2040. The water demand projections in the City’s 2020 UWMP included existing City water demands and future water demands within the service area.

A comparison of the City’s projected water supplies and demands is shown in Table 2 for Normal, Single Dry, and Multiple Dry Years, which shows that there is no supply deficit projected under hydrologic conditions through 2040.

TABLE 1: WATER SUPPLY RELIABILITY IN NORMAL, SINGLE DRY AND MULTIPLE DRY YEARS, AFY

SUPPLY SOURCE	ANTICIPATED RELIABILITY (% OF ENTITLEMENT)		
	NORMAL YEARS	SINGLE DRY YEARS	MULTIPLE DRY YEARS
EXISTING WATER SUPPLIES			
USBR CVP			
M&I Reliability Water (Tracy Contract)	75%	25%	40%
Ag Reliability Water (BCID & WSID Contract)	50%	0%	0%
South County Water Supply Project	100%	56-76%	56-100%
Groundwater	100%	100%	100%
BBID (pre-1914)	100%	100%	100%
Semitropic Water Storage Bank	--	0%	67%
Aquifer Storage and Recovery	--	100%	100%
ADDITIONAL PLANNED FUTURE WATER SUPPLIES			
USBR CVP (BBID contract) (Ag Reliability Water)	0%	0%	0%
Recycled Water Exchange (Potable)	100%	100%	100%
Recycled Water (for non-potable uses)	100%	100%	100%

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The 2020 Urban Water Management Plan (2020 UWMP) was approved in 2021. The 2020 UWMP addresses the water demand of existing and planned land uses in the City and SOI, including Subarea 1. The 2020 UWMP identifies potential constraints on water supply and examines whether the City's planned water supplies are adequate to accommodate normal year, single dry year, and multiple dry year hydrological scenarios. The 2020 UWMP, which addresses projections through 2045, determined that the City is expected to have adequate water supplies to meet demand during normal years, but that water supplies are projected to be insufficient to meet demand during the single dry year and multiple dry year scenarios. Like the 2015 UWMP, the 2020 UWMP identifies that the City has developed strategies and actions to address potential shortfalls, including the City's Water Shortage Contingency Plan, the Recycled Water Distribution Network and Exchange (Recycled Water Exchange) Program, and expansion of the City's Aquifer Storage and Recovery (ASR) Program to reduce water demand, thus closing the gap between supply and demand.

The Citywide Water System Master Plan Update (2024 CWSMP) was approved in 2024. The 2024 CWSMP identified changes in water use trends and habits that have resulted in a reduction in demand factors, including unit water demand, maximum day, and peak hour, from the 2012 Citywide Water System Master Plan. The 2024 CWSMP addresses programs and improvements to accommodate the projected water supply production requirement for buildout of the City's General Plan, including the SOI. These programs and improvements are consistent with strategies addressed in the 2020 UWMP, including the City's Recycled Water Exchange and ASR Programs and improvements to the water treatment, storage, pumping, and pipeline facilities.

The City's provisions for future growth and related systems and facilities improvement continue to ensure that the City provides potable water supply services in an efficient manner and the City continues to address the capital costs of providing expanded services through requiring new development to pay its fair share of expenses through payment of development impact fees. The City regularly reviews and updates its development fees to ensure that the fees are adequate to implement the improvements identified in its master plans. The City's process of reviewing new specific plans and development projects to identify the associated demand for water supply and to identify whether the City's associated fee and improvement requirements are adequate to address demand remains appropriate and adequate to plan and fund water supply facilities and services. These findings are consistent with the determination of the environmental documents completed to date for the Tracy Costco Depot Annex and Schulte Warehouse projects, which found that there would be no significant impacts related to water treatment or supply services; environmental documentation has not yet been published for the Costco Cold Storage Warehouse project.^{1,2} Therefore, no changes are needed to the determinations to address the three pending annexation projects for Subarea 1 (see Chapter 2 for a description of the three projects).

¹ City of Tracy / De Novo Planning Group, 2022. Draft Environmental Impact Report – Tracy Costco Depot Annex Project, pp. 3.14-34 – 3.14-40, September 2022.

² City of Tracy / De Novo Planning Group, 2024. Draft Environmental Impact Report – Schulte Road Warehouse Project, pp. 3.11-25 – 3.11-29, August 2024.

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The City has planned for adequate capacity in its water supply, water distribution, and water treatment infrastructure to accommodate new development planned in the City and SOI and to serve existing development and has appropriate funding tools to ensure that new development funds the necessary infrastructure and associated maintenance and services necessary to address demand for water service.

Stormwater

The City provides and maintains a system of storm drains, detention basins, and pumping facilities, as well as monitoring and operational control of the storm drain system. Additionally, the City enforces storm drain regulations established by the U.S. Environmental Protection Agency and the State of California.

In general, new development projects will be required to provide site-specific or project-specific storm drainage solutions that are consistent with the overall infrastructure approach presented in the City's Storm Drain Master Plan (SDMP). The City may allow for a reasonable degree of flexibility to be incorporated into specific design approaches as a part of achieving effective solutions, including adjustments to alignments of linear storm drainage conveyance facilities and adjustments to configurations of detention facilities. Modifications and refinement to the storm drainage facilities master plan may be considered by the City during the Specific Plan and development review process for new development. However, any significant modifications to the elements of the SDMP must be approved by the City and will require that a formal "Supplement" be adopted by the City Council.

The City's Public Works Department manages Tracy's storm drainage system. Stormwater drains through open channels, storm drains, and closed conduits that are owned, operated, and maintained by the City and the West Side Irrigation District. The system includes three outfalls: the West Side Irrigation District (WSID) Main Drain; the Westside Channel Outfall System; and the Sugar Cut Outfall. These outfalls carry and discharge storm runoff into the Old River and utilize pump stations to move water over grades; however, most of the system is gravity operated.

The City operates under Municipal Stormwater Permit Requirements Order No. R5- 2007-0038. The Stormwater Utility Division also manages the City's National Pollutant Discharge Elimination Permit (NPDES) and all the monitoring, testing, education, and programs required under the permit.

The NPDES Stormwater Program regulates stormwater discharges from three potential sources:

- construction activities;
- industrial activities; and
- the municipal stormwater system.

The City of Tracy completed the Citywide Storm Drainage Master Plan Mitigated Negative Declaration in November 2012³. The Master Plan identified new storm drainage infrastructure

³ City of Tracy, 2012. City of Tracy Citywide Water System Master Plan/Tracy Wastewater Master Plan Initial Study, November 2017.

needed to serve new development included in the City's General Plan as well as to correct existing deficiencies. The City's General Plan includes future service areas within its sphere of influence.

The City comprises several watersheds. The Project site lies within the Lammers Watershed which includes the WSID upper main channel, several large diameter pipes, and a number of detention basins.

A. FUTURE STORMWATER DRAINAGE DEMANDS AND SYSTEM IMPROVEMENTS

200-Year Flood Protection in the Central Valley

Portions of the City of Tracy lie within the 200-year flood hazard area; however, the annexation area is not located within the 200-year flood hazard area. State floodplain legislation (Senate Bill [SB] 5) for the San Joaquin River region has resulted in stricter development standards that began in early 2016. Urban areas that depend on levee protection are required to have a 200-year level of flood protection. SB 5 prohibits a city or county within the Central Valley Flood Protection Plan area from approving a development agreement, discretionary permit or entitlement, tentative map, or parcel map for any property within a flood hazard zone unless they can demonstrate any of the following:

- the project has already achieved the applicable level of flood protection,
- conditions have been imposed on the project approval that will eventually result in the applicable level of flood protection, or
- adequate progress is being made towards achievement of the applicable level of flood protection.

Adequate progress is defined as meeting all the following:

- The project scope, cost and schedule have been developed;
- In any given year, at least 90 percent of the revenues scheduled for that year have been appropriated and expended consistent with the schedule;
- Construction of critical features is progressing as indicated by the actual expenditure of budget funds;
- The city or county has not been responsible for any significant delay in completion of the system; and
- The above information has been provided to the Department of Water Resources (DWR) and the Central Valley Flood Protection Board and the local flood management agency shall annually report on the efforts to complete the project.

Section 16.90.020(B) requires the review authority's decision to approve a project in accordance with the City's established criteria for development in 200-year floodplains, which are consistent with accepted State and federal floodplain management practices. According to the City's established criteria, the annexation area would be considered an urban area, as it is located within the City's corporate limits. Thus, the Annexation Project may be approved provided that all properties within the annexation area would meet the urban level of flood protection.

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B. TIMING

Drainage improvements will be constructed in order to maintain the service level standard. This is accomplished by constructing the storm drainage and flood protection facilities for each new area that is developed, and by ensuring that necessary facilities are developed efficiently prior to and during construction activities.

C. STORM DRAINAGE WITHIN THE ANNEXATION AREA

The Project site is not located within the 100 or 200-year floodplain as delineated on the most recent flood plain maps for Tracy.

Because the Annexation Project increases impervious surface area from an existing undeveloped and predominately previous site, the Project site could increase runoff. Onsite storm drainage would be installed to serve the Annexation Project. Stormwater bioretention treatment planters would be located throughout the project site, mainly in the proposed landscaped areas and along Hansen Road and the east property line. Stormwater runoff from each of the drainage areas would be routed to a series of on-site stormwater bioretention treatment planters and treatment/detention basins. It is anticipated that runoff from the Project would be diverted to the proposed detention basin identified as LW-11 in the City's Storm Drain Master Plan, located on City land east of the Project site. Discharge from the basins will be conveyed through controlled flow pumping facilities to existing City of Tracy and main storm drain laterals.

Pursuant to section 11.34.210 Design Standards of the City's Municipal Code, installation of the Project's storm drain system would be required to conform to the design criteria, standard plans and specifications and the inspection and testing procedures set forth in the applicable City public improvement design standards. Thus, the proposed storm drainage collection and detention system will be subject to the SWRCB and City of Tracy regulations, including: Tracy Municipal Code, Tracy Storm Drain Master Plan, 2012; Phase II, NPDES Permit Requirements; NPDES-MS4 Permit Requirements; and LID Guidelines.

All drainage collection and conveyance infrastructure would be sized and constructed according to adopted City of Tracy storm drainage hydrologic and hydraulic design criteria, design standards, and specifications. Onsite stormwater runoff would be directed into an underground pipe system which would collect the runoff and direct it to the central storm drainage basin.

The Annexation Project would alter the existing drainage through grading and development of urban uses. Additionally, the Annexation Project would result in increased impervious surfaces and result in an incremental reduction in the amount of natural soil surfaces available for infiltration of rainfall and runoff, with the potential to generate additional runoff during storm events. Additional runoff could contribute to increased erosion, siltation, and pollution, as well as an increase in flood potential or runoff that could exceed the capacity of the City's drainage system.

The overall design of the drainage infrastructure will be required to comply with the Multi-Agency Post Construction Stormwater Standards Manual, which includes existing and enhanced program control measures for controlling the discharge of pollutants to the municipal storm drain system to

the maximum extent practicable (MEP). Additionally, the Multi-Agency Post Construction Stormwater Standards Manual requires that the post-construction stormwater runoff flow rate not exceed the estimated pre-project flow rate for the 2-year, 24-hour design storm event. Hydromodification Management can consider runoff reduction resulting from various Low Impact Development (LID) and treatment measures. Additionally, under the Multi-Agency Post Construction Stormwater Standards Manual, applicants must submit a SWQCP that adequately demonstrates how the proposed Project will implement stormwater treatment control measures for review by City staff as part of its development application.

D. SUBAREA 1 UPDATE

A focused review of the services capacity for Subarea 1 of the Tracy MSR was conducted in May 2025. The three pending annexation projects, including the Annexation Project, under consideration in Subarea 1 propose uses consistent with the General Plan land use designation, which is Industrial for all three projects. Uses allowed under the Industrial land use designation have been considered as part of the master plans prepared to address provision of services in the City and SOI.

In October 2019, the City approved Supplement No. 3 to the Citywide Storm Drainage Master Plan Lammers and Mountain House Watersheds (SDMP Supp. 3) and its accompanying Fee Analysis for Supplement No. 3 to the Citywide Storm Drainage Master Plan (SDMP Supp. 3 Fee Analysis). SDMP Supp. 3 and the SDMP Supp. 3 Fee Analysis addressed approved and planned growth in the Lammers and Mountain House Watershed areas; this study area includes the majority of the portion of Subarea 1 affected by the pending annexation projects. SDMP Supp. 3 revises plans for the alignment of select segments of the storm drain system planned in the area and associated culverts and plans for additional detention facilities to accommodate approved and anticipated growth. The SDMP Supp. 3 Fee Analysis adjusts impact fees to ensure development projects are funding their fair share of storm water improvements needed to serve the project.

The City's adopted provisions for future growth and systems improvement continue to ensure that the City provides storm water drainage and detention services in an efficient manner and the City continues to address the capital costs of providing expanded services through requiring new development to pay its fair share of expenses, as provided by General Plan Objective PF-1. The City's process of reviewing new specific plans and development projects to identify whether the planned improvements and associated fee and improvement requirements remains adequate to plan and fund storm water services. These findings are consistent with the determination of the environmental documents completed to date for the Tracy Costco Depot Annex and Schulte Warehouse projects, which found that implementation of mitigation measures requiring, prior to issuance of a building permit, preparation of a drainage plan demonstrating attainment of pre-project runoff requirements and that measures to reach attainment are consistent with the Citywide SDMP would reduce potential impacts to less than significant (Tracy Costco Depot Annex Project Draft Environmental Impact Report Mitigation Measure 3.14-1, Schulte Road Warehouse Project Draft Environmental Impact Report Mitigation Measure 3.11-1); environmental documentation has

ANNEXATION PLAN

not yet been published for the Costco Cold Storage Warehouse project.^{4,5} Therefore, no changes are needed to the determinations to address the three pending annexation projects for Subarea 1 (see Chapter 2 for a description of the three projects).

The City has planned for adequate capacity in its storm drainage facilities to accommodate new development planned in the City and SOI and to serve existing development and has appropriate funding tools to ensure that new development funds the necessary infrastructure and associated maintenance and services necessary to provide storm water control. The City has addressed potential hazards associated with flooding, including the 100- and 200-year floodplains, in the General Plan, General Plan EIR, and Municipal Code. The City's General Plan includes requirements that are applied to new development to ensure that developing areas are protected from 100- and 200-year flood hazards through requiring new development to comply with applicable local, state, and federal regulations, as described above. Implementation of the City's existing requirements will ensure that flood hazards are addressed prior to development of any areas within the SOI.

Wastewater

The City of Tracy's wastewater collection system consists of gravity sewer lines, pump stations and the Wastewater Treatment Plant (WWTP). 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 City of Tracy (City) is projecting residential and non-residential growth within its sphere of influence (SOI) that will require expansion of existing wastewater conveyance and treatment infrastructure. At the time of commencement of the Wastewater Master Plan, the City's population of approximately 81,000 people generated an average dry weather flow (ADWF) of 9.5 million gallons per day (mgd). This flow is treated at the City's WWTP, which has an ADWF design capacity of 10.8 mgd. Future ADWF within the City's SOI is estimated at 21.1 mgd with the addition of currently proposed development projects.

A. WASTEWATER COLLECTION

The existing wastewater collection system consists of three major interceptor systems. The Eastside collection system conveys wastewater from areas in the southeastern and eastern parts of the city, including the Northeast Industrial Area. The Corral Hollow sewer system conveys wastewater, mainly from residential development, from the southwestern part of the city. The Hansen sewer system conveys wastewater from the western and northern parts of the City including the Patterson

⁴ City of Tracy / De Novo Planning Group, 2022. Draft Environmental Impact Report – Tracy Costco Depot Annex Project, pp. 3.14-49 – 3.14-50, September 2022.

⁵ City of Tracy / De Novo Planning Group, 2024. Draft Environmental Impact Report – Schulte Road Warehouse Project, pp. 3.11-38 – 3.11-39, August 2024.

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Pass Business Park and the West Valley Shopping Center. The downtown area conveys wastewater directly to the WWTP using sewer mains in Holly Drive.

B. WASTEWATER TREATMENT PLANT PERMITTING AND CAPACITY

Wastewater from the City is currently treated at the WWTP. The WWTP is located between MacArthur Drive and Holly Drive just north of Interstate 205. The National Pollutant Discharge Elimination System (NPDES) permit CA 0079154 allows for discharge of 10.8 mgd and up to 16 mgd if applicable treatment facilities are constructed. The WWTP provides disinfected tertiary level treatment meeting Title 22 requirements of the Code of Regulations from the State Water Resource Control Board. The WWTP includes primary clarifiers, activated sludge, secondary clarifiers, flocculation, tertiary filtration, and disinfection.

The City's WWTP currently provides tertiary-level treatment for all flows received within the City's limits. Influent wastewater is primarily from domestic sources with the exception of industrial flows generated by Leprino Foods. Leprino Foods provides pretreatment to their industrial flows and sends it to the main plant for further treatment, entering at the primary clarifier. Treated and disinfected effluent is discharged to Old River via a 3.5-mile outfall pipeline and diffuser system. Stabilized biosolids are dried and hauled offsite for land application. There have been several modifications to the WWTP, with the extensive upgrades completed in 2007. At present, an additional digester and primary clarifier is under construction to create additional treatment capacity to meet existing demands.

The existing headworks system includes three mechanical screens operating in a duty/ duty/standby configuration with a PWWF flow capacity of 38.7 mgd. Screen openings are 6 millimeters (mm) and provide acceptable trash removal for the current treatment scheme. Three screenings washer compactors are installed to remove organics from the screened material, which are then compacted and discharged to a hopper for disposal to landfill. Primary treatment includes a 90-foot-diameter circular clarifier, and an additional circular clarifier is under construction for future use.

A new activated sludge system was brought online as part of the 2007 construction project to replace the trickling filter activated sludge system. The activated sludge system comprises three 1.69-million-gallon (MG) aeration basins with anoxic selectors. Anoxic selectors comprise approximately 17 percent of the total basin volume and are equipped with mixers to keep solids in suspension. Fine-bubble diffusers are used to distribute the low-pressure air supply to the aerobic zones. Three mixed-liquor return pumps are installed for selector operation and not for enhanced nitrogen removal. Solid separation is provided by three 100-foot diameter secondary clarifiers with a 14-foot-sidewater depth.

Secondary effluent is filtered using conventional deep bed filters with anthracite media. The filtration system includes eight cells with a total filter area of 4,400 square foot (ft²). This results in a hydraulic loading rate of 2.9 gallons per minute per square foot (gpm/ft²) at 16 mgd and 4.9 gpm/ft² at 27 mgd, with the latter being the current equalized flow rate. A chemical feed and storage system allows the plant to dose polymer upstream of the filters for enhanced performance.

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The WWTP's disinfection system comprises chlorination and dichlorination processes. Tertiary effluent is dosed with chloramines and conveyed to chlorine contact basins for pathogen reduction. The current target chlorine concentration entering the chlorine contact basins is 10 mg/L. Chlorine and ammonia injection is achieved using an in-line chemical induction system that allows mixing of the chemical solutions prior to injection to the tertiary effluent. Six chlorine contact basins have a total volume of 1.15 MG, each consisting of a baffled basin to provide plug flow conditions and to prevent short circuiting. Dichlorination is provided using sulfur dioxide to neutralize the chlorine from the plant effluent before discharging into Old River. Post-aeration is provided to achieve a final effluent dissolved oxygen concentration of 5 mg/L, as required by the NPDES permit.

Solids handling includes thickening, stabilization, and dewatering processes. Waste activated solids (WAS) are currently thickened using two dissolved air floatation thickeners. Thickened WAS is pumped to digestion via progressing cavity pumps. Thickened WAS and primary sludge are stabilized with two 75-foot anaerobic digesters. Digester gas is used to fuel boilers for digester heating as well as produce hot water for use in Headworks screen cleaning with unused gas flared to the atmosphere. Digested solids are centrifuged as well as dewatered in drying beds with a total area of approximately 445,000 ft.

C. WASTEWATER QUALITY

The City's wastewater treatment plant is governed by a federal NPDES permit. The City is required by law to have its permit reviewed every five years by the Regional Water Quality Control Board (the State's regulating agency for the NPDES permit program). On December 8th, 2022, the Central Valley CVRWQCB issued a wastewater discharge permit to the City of Tracy for the operation of its wastewater treatment facility.

D. WASTEWATER SYSTEM WITHIN THE ANNEXATION AREA

The wastewater collection and conveyance system that will serve the Annexation Project will consist of engineered infrastructure consistent with the City's existing infrastructure requirements. Sizing of existing infrastructure in the City varies based on location, but generally includes gravity sewers and force mains ranging in size from 8 to 24 inches, and pump stations. Currently, the project site has an existing 8-inch sewer line within Schulte Road which flows into the City's wastewater collection system. The existing facilities have undergone environmental review and have waste discharge permits from the State. The proposed facilities will be located within the bounds of the Project site, or within the adjacent Schulte Road.

New wastewater collection and conveyance infrastructure needed for the Annexation Project will require trenching/excavation of earth, and placement of pipe within the trenches at specific locations, elevations, and gradients. Utility lines within the Project site and adjacent roadways would be extended throughout the Project site. Wastewater lines would be connected via existing lines along West Schulte Road. Eight-inch sanitary sewer lines are currently located along West Schulte Road. These future on-site effluent collection facilities will discharge into the City system at various locations. The applicant will refine the wastewater collection/conveyance infrastructure design through the development of improvements plan which will undergo a review by the Public Works

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Department to ensure consistency with the City's engineering standards. This improvement plan process will include full engineering design (i.e. location, depth, slope, etc.) of all conveyance infrastructure as well as a review of new sewer pump stations and new force mains if needed. Ultimately, the sanitary sewer collection system will be an underground collection system installed as per the City of Tracy standards and specifications. Sanitary sewer disposal and treatment will be to the City of Tracy WWTP.

The average dry weather flow (ADWF) for the Annexation Project was calculated based on the wastewater generation factors adopted in the 2012 Wastewater Master Plan. As shown in the Sewer Collection System Hydraulic Capacity Analysis completed for the Annexation Project, the total ADWF for the Annexation Project is approximately 22,092 gallons per day (gpd) (or 0.02 mgd) based on a wastewater generation factor of 1,056 gpd/gross acre for the industrial land use designation. The wastewater would be treated at the WWTP, which has an ADWF design capacity of 10.8 mgd. Additionally, the City is in the process of constructing facilities to increase the capacity of the WWTP to address growth in the future. Based on the Sewer Collection System Hydraulic Capacity Analysis completed for the Annexation Project, the existing WWTP has the capacity to treat and dispose of the proposed 0.02 mgd increase in flows from the proposed project in addition to the existing service demands. As part of the City's Project review and approval process, the Engineering Division confirms that sewer capacity to accommodate a project is adequate prior to project approval.

The developer's contribution to sewer connection as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$789,123 for the wastewater treatment plant and \$188,886 for wastewater conveyance.

E. SUBAREA 1 UPDATE

A focused review of the services capacity for Subarea 1 of the Tracy MSR was conducted in May 2025. The three pending annexation projects, including the Annexation Project, under consideration in Subarea 1 propose uses consistent with the General Plan land use designation, which is Industrial for all three projects. Uses allowed under the Industrial land use designation have been considered as part of the master plans prepared to address provision of services in the City and SOI.

There have been no updates to the Wastewater Master Plan. The City's adopted provisions for future growth and systems improvement continue to ensure that the City provides wastewater conveyance and treatment services in an efficient manner and the City continues to address the capital costs of providing expanded services through requiring new development to pay its fair share of expenses through an assessed public facilities impact fee, as provided by General Plan Objective PF-1. The City's process of reviewing new specific plans and development projects to identify the associated demand for new or expanded wastewater treatment and conveyance facilities and services and associated fee and improvement requirements remains adequate to plan and fund wastewater services. These findings are consistent with the determination of the environmental documents completed to date for the Tracy Costco Depot Annex and Schulte Warehouse projects, which found that there would be no significant impacts related to wastewater treatment or collection services; environmental documentation has not yet been published for the Costco Cold

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Storage Warehouse project.^{6,7} Therefore, no changes are needed to the determinations to address the three pending annexation projects for Subarea 1 (see Chapter 2 for a description of the three projects).

The City has planned for adequate capacity in its wastewater treatment services and wastewater conveyance infrastructure to accommodate new development in the City and SOI and to serve existing development and has appropriate funding tools to ensure that new development funds the necessary infrastructure and associated maintenance and services necessary to address demand for wastewater services.

Solid Waste

The City of Tracy contracts with Tracy Disposal Service, a private company, for solid waste collection and disposal. Solid waste is taken to the Tracy Material Recovery Facility (MRF) and Transfer Station on South MacArthur Drive before being sent to the Foothill Sanitary Landfill on Shelton Road. The MRF, which is operated by Tracy Material Recovery and Solid Waste Transfer, Inc., has a daily intake capacity of 1,800 tons and on average takes in 580 tons per day from Tracy. The transfer station site is approximately 80 acres.

Presently, the permitted capacity of the Foothill Landfill is 102 million cubic yards. The remaining capacity of the facility is approximately 95 million cubic yards. Current permits indicate a closure in 2054. There are no plans to expand the Foothill Landfill or build a new one to accommodate Tracy's waste since the Foothill Landfill is expected to meet the City's needs for the foreseeable future.

The Annexation Project would be required to comply with applicable State and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. The City would coordinate development of the proposed project with Tracy Disposal Service. Furthermore, the addition of the volume of solid waste associated with the proposed Project, approximately 0.2 tons per day, would increase the total tons of solid waste to the Material Recovery Facility to approximately 355 tons per day; however, this increase would not cause an exceedance of the landfill's remaining capacity. Therefore, the proposed Project would not generate solid waste in excess of the capacity of local infrastructure.

Electricity and Natural Gas

Pacific Gas and Electric Company (PG&E) is responsible for provision of electricity and natural gas to the City and the annexation area. PG&E delivers approximately 86,179 million kilowatt-hours (kWh) of electricity to its 15 million customers throughout the 70,000-square-mile service area in northern

⁶ City of Tracy / De Novo Planning Group, 2022. Draft Environmental Impact Report – Tracy Costco Depot Annex Project, pp. 3.14-7 – 3.14-9, September 2022.

⁷ City of Tracy / De Novo Planning Group, 2024. Draft Environmental Impact Report – Schulte Road Warehouse Project, pp. 3.11-7 – 3.11-9, August 2024.

and central California. The PG&E service area is divided into seven distribution areas, with Tracy located in the Stockton Division of PG&E's Operations, Maintenance, and Construction Area 5.

PG&E is also responsible for the provision of natural gas to the City. Gas is delivered to the City and the City Planning Area through portions of PG&E's 48,198 miles of natural gas pipelines. Residents, owners, and/or tenants would be responsible for paying for electricity and natural gas services, based on the amount of energy used.

Police Services

The Tracy Police Department (TPD) provides police protection services to the City's residents and businesses, currently serving a population of approximately 95,931. The TPD would provide police services to the Project, upon annexation of the Project Site to the City. The TPD operates out of its headquarters at 1000 Civic Center Drive; there are no satellite offices. Currently the TPD has 96 full-time sworn officers, 59 full-time non-sworn personnel, five part-time reserve officers, and seven part-time professional employees.

The Police Department divides calls into three categories, Priority 1, 2, and 3 calls. Priority 1 calls are defined as life threatening situations. Priority 2 calls are not life threatening, but require immediate response. Priority 3 calls cover all other calls received by the police. The average response time for Priority 1 calls within the City is approximately seven to eight minutes. Response times for Priority 2 and 3 calls are 15 and 27 minutes, on average, respectively.

The Police Department defines offences for statistical purposes using the Uniform Crime Reporting Code of California. Crimes are classified as Part 1 or Part 2 offences, depending on the priority of the crime. In 2017, 2944 Part 1 offences, which include homicide, rape, burglary and larceny, were reported. Property crimes, which include larceny, burglary, car break-ins, auto accessory theft and shoplifting, are the most common crimes in Tracy, accounting for 77 percent of offences in 2017. The two most common crimes in Tracy in 2017 were larceny and auto theft. Between 2016 and 2017, Part 1 offenses in Tracy increased by about 12 percent.

Police service within the Planning Area outside of Tracy's City limits is provided by the San Joaquin County Sheriff's Department, which is located in French Camp, about five miles south of Stockton. The County is divided into eight geographical areas or "beats." These beats are staffed around the clock, providing emergency response capability to citizens in the unincorporated area.

The Police Department and San Joaquin County Sheriff's Department provide mutual aid when a situation exceeds the capabilities of either department. Mutual aid is coordinated by the San Joaquin County Sheriff's Office.⁸

⁸ Personal communication with City of Tracy Police Captain Alex Neicu. January 8, 2018.

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ORGANIZATION

The Police Department is organized into three bureaus: Bureau of Field Operations, the Bureau of Investigations, and Bureau of Support Services. Bureaus are coordinated out of one facility.

Bureau of Field Operations

The Bureau of Field Operations (BFO) is the largest of the three bureaus of the TPD and contains two divisions: the Patrol Division and the Community Services Division. Commanders in the BFO also oversee several ancillary responsibilities, including SWAT, the Crisis Negotiation Team, K9 program, and the Explorer program. Whether in the Patrol or Community Services divisions, BFO personnel provide front-line services by responding to calls for service or participating in programs that work directly with members of the community. When not answering calls for service, officers are responsible for engaging in self-initiated, proactive citizen interactions.

The Patrol Division is considered the backbone of the police department and it is staffed by uniformed officers. Organized into six patrol teams each supervised by a sergeant, the division provides 24/7 service and is typically managed by one Captain and four Lieutenants. The primary role of the patrol officer is to respond to calls for service and engage the community during available time. They are assisted in those responsibilities by Community Service Officers, who are trained to handle calls and investigations that do not require immediate suspect contact.

The Community Services Division is comprised of the Traffic Safety Unit, the Community Preservation Unit, and Volunteers in Police Services. In addition to these units, the Community Services Division is responsible for the coordination of the Police Department's community outreach efforts. The Community Preservation Unit includes two Neighborhood Resources Officers, two Crime Prevention Officers, and the Volunteers in Police Service.

This division not only enforces laws for the safety of the community, but also deals with several quality-of-life issues by working with the school districts, faith-based organizations, and other local service providers. For example, the Community Services Division runs the Drug Abuse Resistance Education (D.A.R.E.) program in coordination with the Tracy Unified School District and community.

Bureau of Investigations

The Bureau of Investigations (BOI) has a variety of units that specialize in complex investigations, typically initiated by patrol officers or through crime tips forwarded to the Police Department. Due to time constraints, these types of investigations are not reasonable for the employees of the BFO to complete due to their responsibilities to respond to in progress calls for service. Examples of the types of crime investigated by the BOI include homicide, robberies, gang related crimes, financial crimes, property crimes, narcotics, vice, and human trafficking.

Two units, each with individual missions, staff the BOI: General Investigations Unit and Special Investigations Unit. Additionally, one detective was assigned in 2019 to a regional task force focusing on auto theft. These specially trained employees frequently partner with investigations from the Federal Bureau of Investigations, Alcohol Tobacco and Firearms, Federal Drug Enforcement Agency, Department of Homeland Security, and other federal, state and county law enforcement agencies.

The BOI also works closely with the San Joaquin District Attorney's Office to obtain and secure criminal complaints and convictions.

Bureau of Support Services

The Bureau of Support Services (BSS) is comprised of the following units: 9-1-1 Communications Unit, Records, Animal Services, Facilities Management, and Fiscal Management.

The 9-1-1 Communications Unit is staffed with a total of 16 Public Safety Dispatchers, four of which are Lead Dispatchers. The unit is managed by a supervisor who reports to the Bureau of Support Services Manager. The unit is staffed 24 hours a day and 365 days a year. The Public Safety Dispatchers provide the citizens of Tracy with both emergency and non-emergency police services.

The Records Unit is staffed with seven full-time Police Records Assistants. The unit is supervised by the Records Unit Supervisor who oversees the day-to-day operations. The Records Unit is responsible for all aspects of report processing and document control within the Police Department. Records Assistants manage criminal records, connect community members with the appropriate unit or personnel to handle a specific issue, and provide support to police officers.

The Animal Services Unit is comprised of nine employees consisting of a supervisor, three current Animal Services Officers (1 vacant), two Shelter Assistants, and two Administrative Assistants. The Animal Service Officers respond to all animal related calls, including stray animals, vicious animals, dog bites, and nuisance complaints. The Animal Services Officers also enforce any related Penal Code and Tracy Municipal Codes. The Shelter Assistants provide care to all the animals being housed in the facility. These tasks include, but are not limited to cleaning kennels, grooming/bathing animals, providing medicine, and enrichment to all animals.

TPD has sufficient resources to serve the annexation area. Staffing levels at the TPD are adjusted based on Police Department response times and new hiring is expected to occur as the population of Tracy grows. Additional revenue would be provided directly to TPD, through the payment of development fees, by the applicants of the Tracy Schulte Warehouse Project. Furthermore, the proposed developments would be more easily accessible by improved road infrastructure that would be developed in the future. This extension of services would occur concurrently with the development of the annexation area.

FUNDING

The TPD is funded through revenue received from the City of Tracy. City General Fund allocations are derived from property taxes, sales tax revenue, and user fees. Additionally, Title 13 of the City of Tracy Municipal Code establishes development impact fees requiring that new development provide a fair share contribution toward the provision of services, in combination with the fee structure set forth in the Citywide Public Safety Master Plan (CPSMP).

The Fiscal Year 2023-2024 expenses for TPD are \$49,569,085. The need for additional personnel in the future will be addressed by the Chief of Police, the City Manager, and the City Council as response times are reassessed annually and as budget allows. The budget for TPD is expected to

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increase, as development of the City of Tracy continues. Development of the area to be added to the 10-year planning horizon as part of the annexation to the SOI would provide additional revenues to SPD.

The developer's contribution to police services as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$21,075.

SUBAREA 1 UPDATE

A focused review of the services capacity for Subarea 1 of Tracy Municipal Service Review (MSR) was conducted in May 2025. The three pending annexation projects, including the Annexation Project, under consideration in Subarea 1 propose uses consistent with the General Plan land use designation, which is Industrial for all three projects. Uses allowed under the Industrial land use designation have been considered as part of the master plans prepared to address provision of services in the City and SOI.

The Citywide Public Safety Master Plan (CPSMP), updated in 2023 and adopted in 2024, identifies the need for approximately 47,400 square feet of expanded and additional police facilities to serve planned growth. The City's adopted provisions for future growth and systems improvement continue to ensure that the City provides police services in an efficient manner and the City continues to address the capital costs of providing expanded services through requiring new development to pay its fair share of expenses through an assessed public facilities impact fee, as provided by General Plan Objective PF-1. The City's process of reviewing new specific plans and development projects to identify the associated demand for new police facilities and operations and to identify whether the City's funding will be adequate to address the demand for police services remains adequate to plan and fund police services. These findings are consistent with the determination of the environmental documents completed to date for the Tracy Costco Depot Annex and Schulte Warehouse projects, which found that there would be no significant impacts related to police services; environmental documentation has not yet been published for the Costco Cold Storage Warehouse project.^{9,10} Therefore, no changes are needed to the determinations to address the three pending annexation projects for Subarea 1 (see Chapter 2 for a description of the three projects).

The City has an appropriate process in place to plan and fund police services, including regular review of its service levels and funding sources, that will ensure adequate police staffing, performance levels, and facilities are maintained to serve the City's existing population as well and future growth within the SOI.

⁹ City of Tracy / De Novo Planning Group, 2022. Draft Environmental Impact Report – Tracy Costco Depot Annex Project, pp. 3.12-15 – 3.12-16, September 2022.

¹⁰ City of Tracy / De Novo Planning Group, 2024. Draft Environmental Impact Report – Schulte Road Warehouse Project, Appendix A, p. 56, August 2024.

Fire Services

The South San Joaquin County Fire Authority (SSJCFA) currently serves the City of Tracy and provides fire protection and emergency medical services within City limits, as well as those areas within its other member's jurisdiction. The City of Tracy and the Tracy Rural County Fire Protection District (Rural Fire District) formed the SSJCFA by entering into a joint exercise of powers agreement, effective July 1, 2018. The SSJCFA is responsible for fire protection services within the entire City limits area, except for a vacant area covered primarily by grassland, located south of the California Aqueduct, west of Interstate 580 adjacent to the Tracy Hills development which is served by CAL FIRE. The SSJCFA also provides Advanced Life Support Emergency Medical Services within the City, in coordination with the San Joaquin Emergency Medical Services (EMS) Agency.

The SSJCFA is a full-service, all-hazard fire agency providing planning, education, fire suppression, emergency medical, hazardous material, technical rescue, and other related fire protection services, with a staff of 97 personnel operating from seven strategically located fire stations and separate headquarters and support facilities. The SSJCFA responds to over 6,800 calls for service annually. Additionally, 24 hour-a-day staffing is provided with seven paramedic engine companies, and one paramedic ladder truck company. Five fire stations are within the incorporated area of the City of Tracy, and two are in the surrounding rural Tracy area. The Fire Authority maintains a repurposed unstaffed fire station that serves as support for operations and apparatus storage. Fire Stations 92 and 96 relocated in 2014 due to findings of a Standards of Cover study conducted in 2007. The repositioning of these facilities achieves more efficient fire protection coverage to the jurisdictional area of both the City and Rural Fire District.

SSJCFA Station 94/California Department of Forestry and Fire Protection Station 26 is located approximately 850 feet west of the Project site, at the southwest corner of Hansen Road and Old Schulte Road, and would be the primary responder to any fires or other emergency calls within the Project Area. The next closest fire stations are SSJCFA Station 91, located at 1701 W. 11th Street, 2.92 miles from northeast corner of the Project site (and 4.48 miles by roadway), and SCFA Station 97, located at 595 W. Central Avenue, 3.3 miles from the northeast corner of the Project site (and 4.80 miles by roadway).

LAFCO adopted a policy in April 2019 that requires future annexations to the City of Tracy to detach from the Rural Fire District.

RESPONSE TO CALLS FOR SERVICE

The SSJCFA maintains a goal for the initial company of firefighters to arrive on scene for City fire and EMS incidents within six minutes, thirty seconds 90% of the time; this goal applies to the City and annexed areas undetached from the Rural Fire District. The 6:30 minute goal includes 30 seconds for the call to be received at the primary Public Safety Answering Point (PSAP), and information obtained, then measured one minute for dispatch processing, one minute for fire station staff turnout, and four minutes for travel time.

In the rural areas served by the Rural Fire District, the response goal is to arrive on scene within 10 minutes 90% of the time. The 10:00 minute goal includes 30 seconds for the call to be received at

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the primary PSAP and information obtained, then measured one minute for dispatch processing, one minute for fire station staff turnout, and 7:30 minutes for travel time.

During FY 2017/18, the SSJCFA was dispatched to 8,768 incidents resulting in 12,667-unit responses. Of these calls, 6.34 percent were to fire incidents, 70.31 percent were to EMS incidents, and the remaining calls were to other incident types. In the City and annexed areas undetached from the Rural Fire District, the SSJCFA met the response goal 71% of the time for EMS incidents, 68% of the time for structure fire incidents, and 77% of the time of all other incident types (not EMS or structure fire incidents). Additionally, in the rural areas, the SSJCFA met the response goal 77% of the time for EMS incidents, 83% of the time for structure fire incidents, and 77% of the time for all other incident types (not EMS or structure fire incidents).

Overall, the SSJCFA achieved a 7:24 travel time 90% of the time for its entire service area in FY 2017/18. In the City and annexed areas not detached, 90th percentile travel times were 5:34 for EMS, 5:37 for structure fires, and 6:26 for all other incident types. In the Rural Fire District 90th percentile travel times were 9:05 for EMS, 7:42 for structure fires, and 9:59 for all other incident types. The City travel times of 5:52 for all call types exceed the 4:00 goal. Additionally, the Rural Fire District travel times of 8:55 for all call types also exceed the 7:30 goal.

The *SCFA – Fire Department Standards of Cover Study* concluded that the only way to appreciably lower the travel times is to add more fire stations as revenues permit. Stations 94 and 97 are planned for relocation, which will improve travel times. In addition, the SSJCFA is planning for two additional stations, Stations 95 and 99, which will reduce the service areas and associated travel times of existing stations.

ISO RATING

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the City Fire Department as a Class 2, and the Rural Fire District as a Class 03/3Y. ISO ratings are provided on a scale of 1 to 10, with 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire suppression purposes. The ISO ratings are used to establish fire insurance premiums.

FUNDING

The SSJCFA is funded through revenue received from the City of Tracy, and the Tracy Rural Fire Protection District. City General Fund allocations are derived from property taxes, sales tax revenue, and user fees. Tracy Rural revenue allocations are received from property taxes and a special assessment. Additionally, Title 13 of the City of Tracy Municipal Code establishes development impact fees requiring that new development provide a fair share contribution toward the provision of services, in combination with the fee structure set forth in the CPSMP.

The FY 2023-2024 expenses for fire protection is \$18,950,341. The need for additional firefighters in the future will be addressed as warranted. Development of the Annexation Project would provide

additional revenues to the SSJCFA, which would help to ensure that adequate fire service is extended to the annexation area.

The developer's contribution to fire services as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$17,389.

SUBAREA 1 UPDATE

A focused review of the services capacity for Subarea 1 of the Tracy MSR was conducted in May 2025. The three pending annexation projects, including the Annexation Project, under consideration in Subarea 1 propose uses consistent with the General Plan land use designation, which is Industrial for all three projects. Uses allowed under the Industrial land use designation have been considered as part of the master plans prepared to address provision of services in the City and SOI.

The Citywide Public Safety Master Plan Update (2024 CPSMP), updated in December 2023 and approved in 2024, identifies that the South San Joaquin County Fire Authority Standards of Cover study by Citygate Associates dated May 2017 clearly considered all of the city's proposed expansion areas with an efficient distribution of stations, so assumptions regarding fire stations for the CPMSMP update are consistent with those recommendations. These findings are consistent with the determination of the environmental documents completed to date for the Tracy Costco Depot Annex and Schulte Warehouse projects, which found that there would be no significant impacts related to fire protection services; environmental documentation has not yet been published for the Costco Cold Storage Warehouse project.^{11,12} Therefore, no changes are needed to the determinations to address the three pending annexation projects for Subarea 1 (see Chapter 2 for a description of the three projects).

The City has an appropriate process in place to plan and fund fire protection services, including regular review of its service levels and funding sources and annual budgeting of resources, that will ensure adequate fire protection staffing, performance levels, and facilities are maintained to serve the City's existing population as well and future growth within the SOI. The City shall continue to plan for adequate service levels by regularly updating the Citywide Public Safety Master Plan to reflect providing City fire services to areas within the SOI, including consideration of whether such services are anticipated to be provided directly by the City or by a JPA.

School Services

The annexation area is located within the Lammersville Joint Unified School District (LUSD) boundary, which is located in San Joaquin County, northwest of Tracy. Development of the Project is expected to employ up to 400 full time employees and is assumed that some portion of these employees would become Tracy or Mountain House residents and have school-aged children

¹¹ City of Tracy / De Novo Planning Group, 2022. Draft Environmental Impact Report – Tracy Costco Depot Annex Project, pp. 3.12-16 – 3.12-18, September 2022.

¹² City of Tracy / De Novo Planning Group, 2024. Draft Environmental Impact Report – Schulte Road Warehouse Project, Appendix A, p. 56, August 2024.

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attending either the Tracy Unified School District (TUSD) or LUSD schools depending on where employees choose to live.

LUSD had a total enrollment of approximately 7,949 students, of which 5,521 were enrolled in elementary and middle school (grades K – 8) and 2,428 were enrolled in high school (grades 9 – 12) during the 2024 to 2025 school year.

TUSD serves over 17,000 students through three comprehensive high schools, two alternative education high schools, one community school, two middle schools, four K-8 schools, and nine K-5 elementary schools. TUSD had a total enrollment of approximately 15,023 students, of which 9,777 were enrolled in elementary and middle school (grades K – 8) and 5,246 were enrolled in high school (grades 9 – 12) during the 2024 to 2025 school year.

With the payment of school fees to the applicable school districts, timely extension of school services to the annexation area is expected. The developer's contribution to the school services as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$169,623. This development impact fee is allocated proportionately at a rate of \$0.78 per square foot.

Parks and Recreation

Under the park standards outlined in the City's General Plan, the City aims to provide 2 acres of neighborhood parkland, 3 acres of community parkland, and 3 acres of regional parkland per 1,000 residents. With the existing population of 319,731 residents, the City is currently deficient in meeting its park service standards in all categories. The General Plan has established a parkland standard of 2 acres of neighborhood parkland, 3 acres of community parkland, and 3 acres of regional parkland per 1,000 residents.

The Annexation Project would not directly increase demand for parks and recreational facilities within the City of Tracy and would not increase the use of the City's existing parks and recreation system. Future applications for residential development may increase the need for park and recreation facilities each would be reviewed and would be required to provide or mitigate impacts as specific development projects are proposed. Nevertheless, the City of Tracy requires the payment of the project's fair share in-lieu parks fees, as required by the City's General Plan. The collection of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development projects prior to project approval. Fees paid aid in the development of new park-space and maintenance as required, to ensure continued high-quality park facilities for all City residents.

The Annexation Project would be subject to Municipal Code, Article 6, Park Land Dedications and Development Fees, which required for the dedication of land and/or the payment of fees to the City for park and recreational purposes and/or the construction of park and recreational facilities.

Other Government Facilities

The Annexation Project would be subject to Title 13 of the City of Tracy Municipal Code which establishes development impact fees requiring that new development provide a fair share

contribution toward the provision of services, in combination with the fee structure set forth in the CPSMP. Payment of the fee is required to implement the goals and objectives of the General Plan and to mitigate the impacts caused by future development in the City. The payment of fees has been identified to finance public facilities and/or compensation measures, and to pay for each development's fair share of the construction costs of these improvements, and/or the costs of the compensation measures.

For the Annexation Project, the project total fees due at the time of building permit issuance, including the impact fees identified previously for water, sewer, solid waste, police, fire, schools, and parks is \$5,714,350.

Findings

Overall, existing public services, with improvements proposed as a part of the Project, would be adequate to serve the Project. The Annexation Project would require the extension of services provided by the City, including public safety and utility services. The level and range of these public services is described in this document and in additional detail in the Tracy Schulte Warehouse Project EIR. The design, engineering, and construction of these services and infrastructure improvements will be financed by the developer subject to approval by the City of Tracy

3. TIMELY AVAILABILITY OF WATER SUPPLIES

The provision of public services and the construction of onsite infrastructure improvements will be required to accommodate the development of the proposed Project. Water distribution will be by an underground distribution system to be installed as per the City of Tracy standards and specifications. The Annexation Project would require extension of offsite water conveyance infrastructure to the Project site for potable water and irrigation water. All offsite water utility improvements will be in or adjacent to existing roadways along the perimeter of the Project site. The Annexation Project would also require the construction of new onsite water conveyance infrastructure for potable water and irrigation water. All onsite water utility improvements will be within existing agricultural lands, the impacts of which are discussed in Section 3.2, Agricultural Resources. Construction of the onsite potable water infrastructure would not have the potential to induce growth beyond what is proposed because the infrastructure is not oversized to accommodate additional projects or growth.

Water demands for the Annexation Project will be served using the City's existing and future portfolio of water supplies.

Proponents of the Annexation Project will provide their proportionate share of required funding to the City for the acquisition and delivery of treated potable and recycled water supplies to the annexation area.

Pursuant to Water Code section 10910(c)(4), and based on the technical analyses described in the *Tracy Schulte Warehouse Project Water Supply Assessment*, the total projected water supplies determined to be available for the proposed Project during normal, single-dry, and multiple-dry

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water years during a 20-year projection will meet the projected water demand associated with the proposed Project, in addition to existing and planned future uses.

Therefore, the City can serve the Proposed Project in addition to existing and planned developments with the existing and planned future water supplies including minor reliance on demand reductions or the Recycled Water Exchange Program in Single Dry Years. Depending upon the pace of other developments and timing of development of the Annexation Project, construction of additional infrastructure and acquisition of future water supplies identified in the water Master Plan may be triggered. As identified above, the Annexation Project would not result in insufficient water supplies available to serve the Project from existing entitlements and resources.

Furthermore, the General Plan EIR concluded that the City of Tracy will have sufficient water supplies to meet the projected demands from development allowed by the General Plan, and therefore has sufficient water supplies available to serve the Annexation Project from existing entitlements and resources, and would not require new or expanded entitlements during normal, dry, and multiple dry years. The Annexation Project is considered planned growth and to the extent that the Annexation Project would require additional water supply.