

RECLAMATION

Managing Water in the West

Categorical Exclusion Checklist

Cordes Ranch Inclusion into City of Tracy

CEC-16-018

Prepared by:

Kate Connor
Kate Connor
Natural Resources Specialist
South-Central California Area Office

Date: 10/15/2018

Concurred by:

See Attachment A
BranDee Bruces
Archaeologist/Architectural Historian
Mid-Pacific Regional Office
Regional Archeologist concurred with Item 8. Their determination has been placed within the project file.

Date: See Attachment A

Concurred by:

Lisa Buck
Lisa Buck
Wildlife Biologist
South-Central California Area Office

Date: 10/15/2018

Concurred by:

Rain L. Emerson
Rain L. Emerson
Environmental Compliance Branch Chief
South-Central California Area Office
ITA Designee concurred with Item 11. Their determination has been placed within the project file.

Date: 10/16/2018

Approved by:

Michael P. Jackson, P.E.
Michael P. Jackson, P.E.
Area Manager
South-Central California Area Office

Date: 10/30/2018



Background

Cordes Ranch, an approximately 1,800 acre parcel of land located west of the City of Tracy, is being developed for commercial, office, business-park industrial, and park and recreational use. Construction on the development at Cordes Ranch began in 2015 and is ongoing. There are multiple large industrial warehouses on the site that were recently completed and are currently in operation.

Reclamation has a long-term contract with the City of Tracy, to deliver Central Valley Project (CVP) water to Tracy for municipal and industrial (M&I) use. Cordes Ranch is currently located outside of the City of Tracy's contractual service area for CVP water. In September 2013, City of Tracy Local Agency Formation Commission (LAFCo) issued a certificate of compliance for the Annexation of the Cordes Ranch Specific Plan Reorganization. LAFCo gave the City of Tracy permission to extend its service area for the purpose of providing water service to Cordes Ranch. The City of Tracy is now requesting that Reclamation approve the inclusion of Cordes Ranch into the City of Tracy contractual service area so the development may receive CVP water supplies in addition to their other water sources. The Cordes Ranch currently receives non-CVP water supplies from South San Joaquin Irrigation District, as well as, groundwater. Cordes Ranch is currently in, and would remain in, the following irrigation districts: Byron-Bethany Irrigation District, West Side Irrigation District.

Nature of the Action

Reclamation proposes to approve the inclusion of Cordes Ranch into the City of Tracy's CVP service area boundary in order to receive CVP water supplies. Receipt of CVP water supplies by Cordes Ranch would be through existing facilities and would not require installation or modification of infrastructure. The proposed inclusion of Cordes Ranch into the City of Tracy's CVP service area would not require new infrastructure.

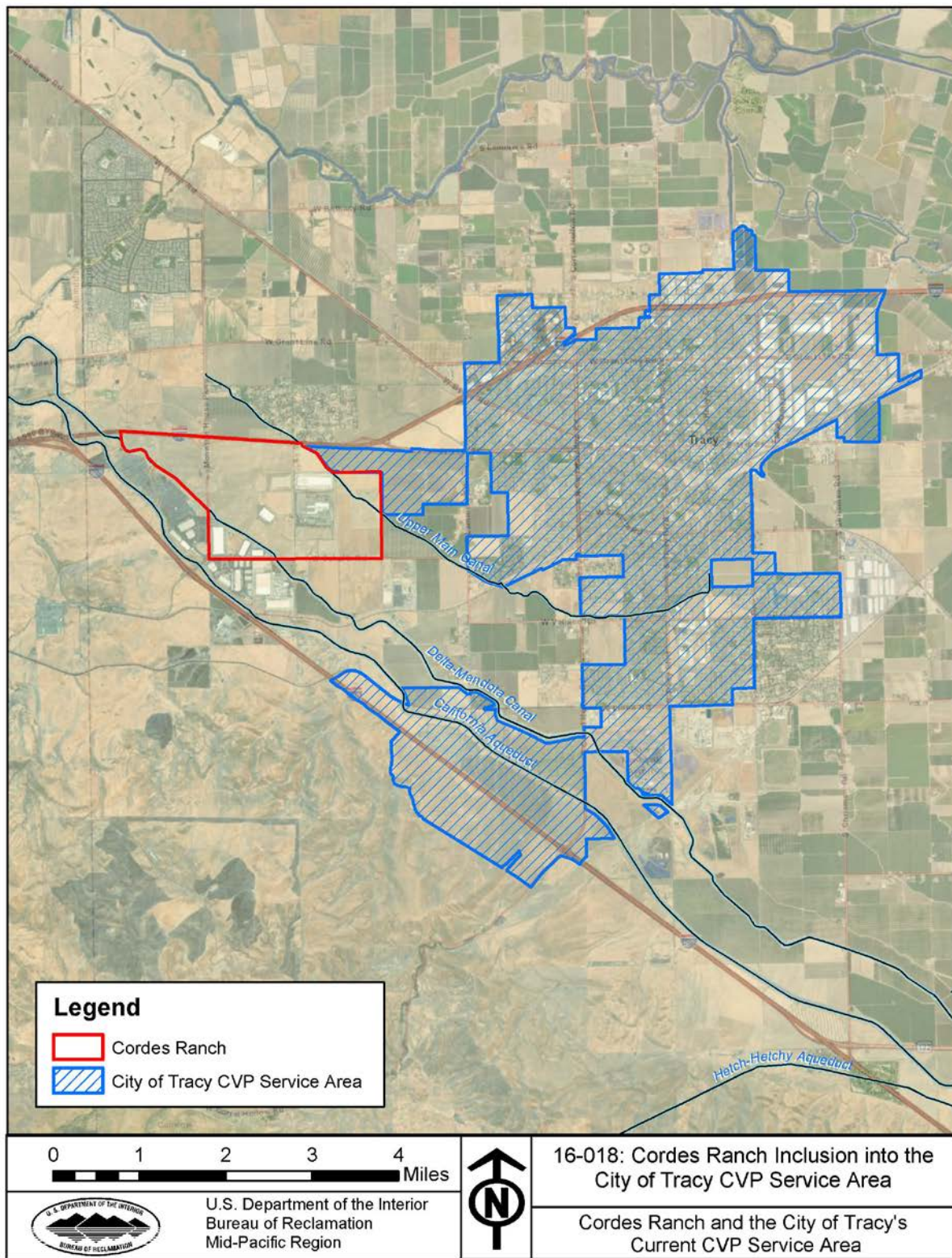


Figure 1 Propose Action Area

Exclusion Category

516 DM 14.5 D (3). Administration and implementation of project repayment and water service contracts, including approval of organizational or other administrative changes in contracting entities brought about by inclusion or exclusion of lands in these contracts.

Evaluation of Criteria for Categorical Exclusion

Below is an evaluation of the extraordinary circumstances as required in 43 CFR 46.215.

Extraordinary Circumstance	No	Uncertain	Yes
1. This action would have a significant effect on the quality of the human environment (40 CFR 1502.3).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. This action would have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources (NEPA Section 102(2)(E) and 43 CFR 46.215(c)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. This action would have significant impacts on public health or safety (43 CFR 46.215(a)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. This action would have significant impacts on such natural resources and unique geographical characteristics as historic or cultural resources; parks, recreation, and refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (EO 11990); flood plains (EO 11988); national monuments; migratory birds; and other ecologically significant or critical areas (43 CFR 46.215 (b)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. This action would have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks (43 CFR 46.215(d)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. This action would establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects (43 CFR 46.215 (e)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. This action would have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects (43 CFR 46.215 (f)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. This action would have significant impacts on properties listed, or eligible for listing, on the National Register of Historic Places as determined by Reclamation (LND 02-01) (43 CFR 46.215 (g)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. This action would have significant impacts on species listed, or proposed to be listed, on the List of Endangered or Threatened Species, or have significant impacts on designated critical habitat for these species (43 CFR 46.215 (h)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. This action would violate a Federal, tribal, State, or local law or requirement imposed for protection of the environment (43 CFR 46.215 (i)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. This action would affect ITAs (512 DM 2, Policy Memorandum dated December 15, 1993).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. This action would have a disproportionately high and adverse effect on low income or minority populations (EO 12898) (43 CFR 46.215 (j)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. This action would limit access to, and ceremonial use of, Indian sacred sites on Federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (EO 13007, 43 CFR 46.215 (k), and 512 DM 3)).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. This action would contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Extraordinary Circumstance	No	Uncertain	Yes
the area or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act, EO 13112, and 43 CFR 46.215 (I)).			

NEPA Action: Categorical Exclusion

The Proposed Action is covered by the exclusion category and no extraordinary circumstances exist. The Action is excluded from further documentation in an EA or EIS.

Attachment A: Cultural Resources Determination

CULTURAL RESOURCES COMPLIANCE
Division of Environmental Affairs
Cultural Resources Branch (MP-153)

MP-153 Tracking Number: 18-SCAO-145

Project Name: Cordes Ranch Inclusion

NEPA Document: CEC-16-018

NEPA Contact: Kate Connor, Natural Resources Specialist

MP-153 Cultural Resources Reviewer: BranDee Bruce, Architectural Historian

Date: September 6, 2018

Reclamation proposes to approve a Central Valley Project (CVP) service area inclusion of Cordes Ranch onto the City of Tracy's CVP service area boundary for water delivery. The proposal includes an inclusion of a 1,800 acre parcel of land located west of the City of Tracy, which is currently being developed for commercial, office, business-park industrial, park, and recreational use. Construction on Cordes Ranch began in 2015 and is ongoing. CVP water will be provided to Cordes Ranch as a secondary water source, with the alternate sources described as a non-CVP project water from the South San Joaquin Irrigation District and non-CVP project groundwater.

As this service area inclusion will provide CVP water as a secondary source, with Cordes Ranch already having a water source for the property, and the City of Tracy has verified that all infrastructure to receive CVP water is already in place, Reclamation has determined the approval for this inclusion is the type of activity that does not have the potential to cause effects on historic properties pursuant to 36 CFR § 800.3(a)(1). As such, Reclamation has no further obligations under Title 54 U.S.C. § 306108, commonly known as Section 106 of the National Historic Preservation Act (NHPA). After reviewing the CEC-16-018, titled "Cordes Ranch Inclusion into City of Tracy", I can concur with Item #8, that the proposed action will not have significant impacts on properties listed or eligible for listing in the in the National Register of Historic Places.

This document conveys the completion of the cultural resources review and Section 106 process for this undertaking. Please retain a copy with the administrative record for this action. Should the proposed action change, additional review under Section 106, possibly including consultation with the State Historic Preservation Officer, may be required.