

August 25, 2021

**Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study for the
City of Tracy Digital Freeway Sign Project
Comment Period and Notice of Public Hearing**

Lead Agency: City of Tracy
333 Civic Center Plaza
Tracy, CA 95376
209-831-6400

Project Title: City of Tracy Digital Freeway Sign Project

Project Location: The proposed project includes two project site locations in the City of Tracy, in San Joaquin County, California. The first location would be an existing freeway sign, located at 1005 East Pescadero Avenue (the Tracy Outlets sign) would be converted to a digital freeway sign. A second sign could be placed in the vicinity of West Valley Mall.

Project Description: The proposed project includes the City amending Title 10, Chapter 10.08, Article 35 (Signs or Sign Ordinance) of the Tracy Municipal Code and revising the Interstate 205 (I-205) Corridor Specific Plan to ensure consistency with the new Municipal Code provisions. The I-205 Corridor Specific Plan area is the only part within the City in which digital freeway signs would be allowed. Based on the restrictions that would be imposed by the zoning text amendments, the City anticipates that up to two digital freeway signs could be constructed within the Specific Plan area:

- An existing freeway sign on Assessor's Parcel Number (APN) 213-060-40 (1005 East Pescadero Avenue) south of the I-205/MacArthur Boulevard interchange, would be converted to a digital freeway sign.
- A new digital freeway sign may be built in the vicinity of West Valley Mall, which is located north of the I-205/Naglee Road/Grant Line Road interchange.

In order for the project to be implemented, several actions would require approval. These include the following:

- Adoption of new Zoning Code Text for Chapter 10.08 Article 35 (Signs)

- Approval of corresponding amendments to the I-205 Corridor Specific Plan
- Adoption of ISMND
- Encroachment Permits (if public right-of-way is used)
- Outdoor Advertising Permit/Relocation Agreement approval by Caltrans
- Conditional Use Permits
- Ministerial approvals, including building permits

Findings/Determination: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

Public Review Period: The public review period for the Mitigated Negative Declaration/ Initial Study commenced on August 25, 2021 and will end on September 14, 2021 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of Victoria Lombardo, Senior Planner, and must be received at the City of Tracy, Development Services Department, 333 Civic Center Plaza, Tracy, CA 95376 by 5:00 PM on September 14, 2021. The project file and copies of the Mitigated Negative Declaration/Initial Study are available for review at the City of Tracy at the address listed above or on the City's website: www.cityoftracy.org

Public Hearing: A public hearing to consider project approval and adopt the Mitigated Negative Declaration is scheduled before the City of Tracy Planning Commission on September 22, 2021 at 7:00 p.m. or as soon thereafter as possible, in the City Council Chambers located at 333 Civic Center Plaza, Tracy, CA 95376.

All interested parties are invited to be present and to submit statements orally or in writing before or during the meeting.

Should you decide to challenge the decision of the Planning Commission you may be limited to these issues that were raised for consideration at the hearing.

Questions regarding the City of Tracy's review of the project or Draft Mitigated Negative Declaration may be directed to Victoria Lombardo, Senior Planner at the address above or at (209) 831-6428 or Victoria.Lombardo@cityoftracy.org