

# Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study for the Home2Suites by Hilton Project

February 28, 2017

**Lead Agency:**

City of Tracy  
333 Civic Center Plaza  
Tracy, CA 95376  
209-831-6426

**Project Title:**

Home2Suites by Hilton Development Project

**Project Location:**

The Project site consists of approximately 2.56 acres located at 2025 and 2075 W. Grant Line Road in the northern portion of the City of Tracy, northwest of the intersection of W. Grant Line Road and N. Corral Hollow Road. The Project site encompasses Assessor Parcel Numbers (APNs) 214-020-34 and -35.

**Project Description:**

The proposed Project includes development of a four-story, 94-room hotel and associated parking, circulation improvements, and amenities on the 2.56-acre Project site. The Project includes approximately 107 parking spaces and a pool with a patio. The proposed Home2Suites by Hilton hotel building would be approximately 60 feet tall at the top of the two proposed logo towers, and 44 feet tall for the remainder of the building. The hotel building would include a mix of materials, varied roof lines, and building recesses and articulations. A porte-cochère would be provided for hotel guests at the southern portion of the hotel building. Vehicle access to the site would be provided with one driveway, each, to W. Grant Line Road and N. Corral Hollow Road, and potential future driveways to adjacent private property near the northwest corner of the site. Additionally, a common entrance would be provided at the southwestern corner of the site. Landscaping would be provided throughout the site.

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

- City of Tracy for water;
- City of Tracy for wastewater collection and treatment;
- City of Tracy for stormwater collection;
- Pacific Gas and Electric Company for gas and electricity.

Utility extensions would be installed to provide services to the Project. 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 N. Corral Hollow Road and W. Grant Line Road. Sanitary sewer lines ranging in size from eight to 30 inches are currently located along N. Corral Hollow Road and W. Grant Line Road. Water lines ranging in size from two to 12 inches are currently located along N. Corral Hollow Road and W. Grant Line Road. Additionally, 12-inch storm drainage lines and a 10-inch gas line are currently located along W. Grant Line Road.

A lot line adjustment would be required to relocate the existing property line between APN 214-020-34 and APN 214-020-35 approximately 150 feet west of its current location. Additionally, the Project applicant is requesting a General Plan amendment to change the land use designation on the adjusted eastern parcel from Office to Commercial. The adjusted western parcel would maintain the Office designation. No structures or buildings are proposed to be constructed on the western portion of what is now APN 214-020-34. Parking lot improvements would be constructed on this parcel, in order to provide additional site access and internal circulation, and to provide continuity to the existing development located to the west and north of the Project site (the existing Sutter Gould Medical Center and vacant property).

**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:**

A 20-day public review period for the Mitigated Negative Declaration/Initial Study will commence on February 28, 2017 and will end on March 20, 2017 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 Alan Bell, 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 March 20, 2017. 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.ci.tracy.ca.us/?navid=595](http://www.ci.tracy.ca.us/?navid=595).

**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 March 22, 2017 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 those 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 Alan Bell, Senior Planner at the address above or at (209) 831-6426 or [Alan.Bell@ci.tracy.ca.us](mailto:Alan.Bell@ci.tracy.ca.us).