

**Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study and
Tracy Planning Commission Public Hearing Notice for the
Aspire II Apartments Development Project**

November 16, 2015

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

Project Title: Aspire II Apartments Development Project

Project Location: The project site consists of approximately 2.28 acres of land, located in the northwest portion of the City of Tracy, on the south side of Auto Plaza Drive, approximately 500 feet east of Power Road, directly across Auto Plaza Drive from the DMV office building. The project site consists of APN 212-270-24.

Project Description: The proposed project would develop a 47-unit apartment building on the 2.28-acre project site. The project would also include associated parking, garages, carports, and common areas. Access to the site would be provided by an internal road connecting to the adjacent 301-unit Aspire Apartments complex to the south (currently under construction). The project would also match the architecture of the 301-unit Aspire Apartments building complex adjacent to the south. Access to the 47-unit Aspire II Apartments would come indirectly from Pavilion Parkway through a driveway connection to the Aspire Apartments adjacent to the south.

The proposed project includes plans to connect to existing City infrastructure located within Auto Plaza Drive to the north, to provide water, sewer, and storm drainage to the site.

The proposed project is a Planned Unit Development Preliminary and Final Development Plan (Application Number D15-0003) and includes a request for a General Plan Amendment to re-designate the site from Commercial to Residential High (Application Number GPA15-0002), and an I-205 Corridor Specific Plan Amendment (Application Number SPA15-0001) to re-designate the site from General Commercial to High Density Residential.

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 will commence on November 19, 2015 and will end on December 9, 2015 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 December 9, 2015. 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.

Public Hearing: A public hearing to consider a recommendation to the City Council on the project applications and adoption of the Mitigated Negative Declaration is scheduled before the City of Tracy Planning Commission on December 16, 2015 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