

# **Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study for the Alvarez Annexation Project**

**October 17, 2017**

**Lead Agency:**

City of Tracy  
Department of Development Services  
333 Civic Center Plaza  
Tracy, CA 95376

**Project Title:**

Alvarez Annexation

**Project Location:**

The Project site consists of 9.1 acres, located in unincorporated San Joaquin County, along Interstate 205 (I-205) adjacent to the northern portion of the City of Tracy. The Project site includes two APNs: 212-170-34 and 212-170-33. In addition, the Project site contains an area to the south of the two APNs, within I-205 right-of-way and the fronting segment (approximately 660 feet long) of the Larch Road public right-of-way.

**Project Description:**

The Project site is located within unincorporated San Joaquin County, within Tracy's Sphere of Influence (SOI), adjacent to the current City limits. The proposed Project would annex the 9.1-acre Project site into the City of Tracy. In addition, as part of the annexation process, the proposed Project would provide the Project site pre-zoning. The zoning for the Project site would be a new zone classification, the Community Recreation Support Services (CRS) Zone.

There is no specific development proposed as part of the proposed Project. The proposed project consists of three actions: 1) annexation of the site into the Tracy City Limits, 2) pre-zoning the site to Community Recreation Support Services, and 3) amending the Tracy Zoning Ordinance to include the Community Recreation Support Services (CRS) Zone. It is noted that the zoning code amendment would not rezone any other parcels within the City of Tracy.

Future utilities serving the project site would be provided by the City of Tracy, via the extension of existing nearby water, storm drain, and sewer lines. Police and Fire services would also be provided by the City of Tracy. Given that the Project site would be used for commercial uses, based upon the floor-area-ratio (FAR) of 1.0 for commercial uses as provided in the Tracy General Plan (pg. 2-24), the proposed Project has the potential to develop up to 396,396 square feet of commercial uses, consistent with the uses allowed under the proposed CRS zone.

**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 30-day public review period for the Mitigated Negative Declaration/ Initial Study will commence on October 17, 2017 and will end on November 17, 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 Department of Development Services by 5:00 PM on November 17, 2017. The project file and copies of the Mitigated Negative Declaration/Initial Study are available for review at City of Tracy at the address listed above. The Mitigated Negative Declaration/Initial Study is also available at the Tracy Branch Library or on the City's website: <http://www.ci.tracy.ca.us/?navid=595>. If you have any questions regarding the City's review of the proposed annexation, please contact Alan Bell, Senior Planner, [alan.bell@cityoftracy.org](mailto:alan.bell@cityoftracy.org) or (209) 831-6426.