

December 4, 2015

**Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study and
Tracy Planning Commission Public Hearing Notice for the
Rocking Horse Development Project
Extending the Comment Period and Notice of Public Hearing**

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

Project Title: Rocking Horse Development Project

Project Location: The project site is located at 25376 and 25380 South Lammers Road in the west-central quadrant of the City of Tracy, northeast of the intersection of Lammers and Redbridge Roads. The project site encompasses Assessor Parcel Numbers (APN) 240-060-26 and 240-060-27.

Project Description: The proposed project includes a total of 226 single-family detached housing units on the 59.1-acre Project site. The project would consist of low-density residential development (3.82 units per acre). Lot sizes would range between 5,672 and 15,844 square feet, with an average lot size of 7,194 square feet. Lots would be generally uniform in nature (rectangular shaped). Corner lots and lots on the periphery are generally larger and not uniform in shape. The southern portion of the project site includes 2.4-acres of private park space for the exclusive use by project residents.

The project applicant would construct a new road (Crossroads Drive) running east-west, along the northern edge of the site connecting the project to South Lammers Road. Improvements to the existing South Lammers Roadway are also proposed. These improvements include the dedication of 70 feet of Right-of-Way (ROW) that would increase the total ROW from 67 feet to 137 feet, and include new lane configurations, a 16 foot median with left turn pockets, new sidewalk with landscaping buffers and Class 1 bicycle lanes. Internal circulation at the project site consists of an interconnected street network and includes 13 new roads to be constructed.

The Vesting Tentative Map (TSM15-001) identifies that 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;
- AT&T and other providers for telephone;
- Comcast and other providers for cable television service; and
- Pacific Gas & Electric Company for gas and electricity.

Utility extensions would be installed to provide services to new residents. Utility lines within the project site would be run through the rights-of-way to be created by the project's internal street network. Wastewater lines would be connected via an existing sanitary sewer line along South Lammers Road in the northwest portion of the project site. Storm drainage would be provided for the project through the construction of a temporary on-site detention basin located in the northeast portion of the project site. Potable water connections would be extended from existing water service lines located along South Lammers Road and Redbridge Road.

The project applicant is requesting a General Plan Amendment (Application No. GPA13-006) to change land uses on the project site from Urban Reserve 8 (UR-8) to Residential Low (RL). Additionally, the project applicant is requesting a rezone of the project site from Low Density Residential (LDR) to Planned Unit Development (PUD), under Application No. PUD15-001.

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 November 16, 2015 and will end on December 23, 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 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 December 23, 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

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 January 13, 2016 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. Please note that the this project was originally scheduled for Planning Commission consideration on December 16, 2015, and that public hearing has been rescheduled to the date noted above.

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) 831-6400 or Victoria.Lombardo@ci.tracy.ca.us