

**City of Tracy**  
**CEQA Notice of Intent to Adopt a Negative Declaration**  
**For Valpico Glenbriar (aka Vela) Apartments Parking Lot Expansion**

**Project Name:** Valpico Glenbriar Apartments Parking Lot Expansion Project

**Project Location:** The project (expansion of the Valpico Glenbriar Apartments parking lot) site consists of approximately 13,440 square feet (just under 1/3 of an acre) located in the rear yard of the single-family home at 2625 S. MacArthur Drive, Tracy (APN 246-140-08); and the Valpico Glenbriar (Vela) Apartments, currently under construction at 351 E. Valpico Road, Tracy (APN 246-140-23).

**Project Proponent:** Valpico Tracy Apartments, LLC., represented by Rich Alexander, Guardian Capital.

**Project Description:** The project includes the construction of approximately 25 additional parking spaces for the Valpico Glenbriar apartment complex. The apartment complex (currently under construction) will enlarge its parking lot by an area of approximately 56 feet by 240 feet to the east into what is currently a portion of the vacant, rear yard of the house at 2625 S. MacArthur Drive. A proposed 880 square-foot maintenance building will also be relocated to the enlarged parking area. The project includes the following development applications: General Plan Amendment from Commercial to Residential High (GPA22-0003), Zoning Map Amendment from Community Shopping Center to High Density Residential (R22-0002), Development Review Permit (D22-0013), and a lot line adjustment (MS22-0003). Final review of the lot line adjustment will be considered separately, in accordance with City standards. The project also includes the construction of a perimeter fence to enclose the apartment complex and new parking area, with vehicle and pedestrian gates at project entries (Development Review Permit Number D22-0005). The fence construction is exempt from CEQA review in accordance with CEQA Guidelines Section 15303(e), new construction of small structures/accessory structures.

**CEQA Finding/Determination:** The City of Tracy 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 Negative Declaration for this project.

**Public Review Period:** A 20-day public review period for the Initial Study/Negative Declaration will commence on September 9, 2022 and will end on September 29, 2022 for interested individuals or public agencies to submit written comments on the document. Any written comments on the Initial Study/Negative Declaration should be sent to the attention of Alan Bell, Senior Planner, and must be received at 333 Civic Center Plaza, Tracy, CA 95376, or by email at [alan.bell@cityoftracy.org](mailto:alan.bell@cityoftracy.org) by 6:00 p.m. on September 29, 2022. Copies of the Initial Study/Negative Declaration can be reviewed at the City of Tracy Development Services Department, located at 333 Civic Center Plaza, Tracy CA 95376 during normal business hours, or online using the following link: <https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies>.

**Public Hearing:**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, September 28, 2022, at 7:00 p.m.** or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider this item.

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on September 28, 2022.

All interested persons may submit statements in writing via email to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) **before the start of the Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your email; or submit statements orally by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following Event Number: **2557 421 6475** and Event Password: **Planning**.

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.

Information concerning this matter may be obtained at the Department of Development Services, 333 Civic Center Plaza, Tracy, or at 209-831-6400.