

City of Tracy
CEQA Notice of Intent to Adopt a Mitigated Negative Declaration
For a Tru By Hilton Hotel
July 6, 2023

Project Name: Tru By Hilton Hotel Project

Lead Agency: City of Tracy
333 Civic Center Plaza
Tracy, CA 95376
Contact: Alan Bell, Senior Planner, alan.bell@cityoftracy.org,
(209) 831-6426

Project Location: The Tru By Hilton Hotel Project site consists of approximately 1.97 acres at 2605 N. Corral Hollow Road (formerly 22393 S. Corral Hollow Road), Tracy, Assessor's Parcel Number 214-020-09. The vacant site is located north of, and adjacent to, the existing Home2 Suites Hotel located at the northwest corner of Grant Line Road and Corral Hollow Road.

Project Proponent: Andy Kotecha, Raad Hospitality Group, 2025 W. Grant Line Road, Tracy, CA 95376.

Project Description: The Project includes the construction and operation of a four-story, 78 guest-room, Tru By Hilton Hotel. The hotel building will total approximately 40,190 square feet with 10,340 square feet on the first floor and 9,950 on each of the second, third, and fourth floors with an approximate height of 49 feet at the top of the parapet wall. A pool with patio and lounge is proposed on the north side of the building. Eighty parking spaces, landscaping, and an approximately one-third acre vacant, "future development" area are proposed. The project includes a Development Review Permit (D22-0018) to review the hotel improvements and a General Plan Amendment (GPA22-0004) from Office to Commercial.

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 Mitigated Negative Declaration for this project.

Public Review Period: A 20-day public review period for the Initial Study/Mitigated Negative Declaration will commence on July 7, 2023 and will end on July 27, 2023 for interested individuals or 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 333 Civic Center Plaza, Tracy CA 95376, or by email at alan.bell@cityoftracy.org by 6:00 p.m. on July 27, 2023. Copies of the Initial Study/Mitigated 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>.

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Public Hearing: The Tracy Planning Commission will conduct a public hearing on Wednesday, August 9, 2023, at 7:00 p.m., or as soon thereafter as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy to consider a recommendation to the City Council regarding adoption of the Mitigated Negative Declaration and the hotel project. The City Council public hearing to consider adoption of the Mitigated Negative Declaration and the project will be noticed following Planning Commission consideration of the project.

All interested persons are invited to be present and to submit statements orally or in writing **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: **2553 975 8469** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: **2553 975 8469**, during the public comment portion of this item. 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, (209) 831-6400.