

Notice of Intent to Adopt the Mitigated Negative Declaration for the Tracy Senior Living Project at 301 West Street

LEAD AGENCY:

City of Tracy Planning Division
333 Civic Center Plaza
Tracy, CA 95376
(209) 831-6400

EIR CONSULTANT:

De Novo Planning Group
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PROJECT TITLE: Tracy Senior Living Project at 301 West Street, Tracy

PROJECT LOCATION: The Tracy Senior Living Project site (Project site) is located at 301 West Street in the City of Tracy, San Joaquin County, California. The Project site is located on a portion of Assessor Parcel Number (APN) 235-420-16. The Project site is 1.94 acres consisting of seven affordable housing buildings containing 17 units along the border of the northern, eastern, and southern boundaries of the site surrounding a landscaped courtyard area with pedestrian pathways. Twenty trees are located along the Project boundary. The site is bound by multi-family residential uses to the north, West Street and single-family residential uses to the east, West Mt. Diablo Avenue, vacant undeveloped land, and single-family residential uses to the south, and multi-family uses to the west. The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: The proposed Project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low-income affordable senior housing units, associated amenities, landscaping, circulation, and utility improvements. The Project would be developed in two phases of 55 units per phase.

Site access would be provided by two proposed driveways: one along W. Mount Diablo Avenue and one along West Street. A north-south drive aisle would be provided along the western boundary of the site. This drive aisle would connect to the West Street driveway via an east-west roadway in the center of the site. The proposed parking areas would be located in the western and central portions of the Project site. The parking areas would include 37 vehicle parking stalls per phase, for a total of 74 vehicle parking stalls. Four of the 74 spaces would be Accessible spaces, and six would be electric vehicle parking spaces. Additionally, 12 bicycle parking spaces would be provided.

The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Existing storm drain, sewer, water, and gas lines/pipes are currently located along West Mt. Diablo Avenue and West Street.

If the City Council adopts the IS/MND in accordance with CEQA requirements, the City may use the IS/MND to support the following actions:

- General Plan Amendment of the property from MDR to HDR;
- Rezone of the property from MDR to HDR;
- Development Review Permit approval for building design, landscaping, and other site features;
- Building, grading, and other permits as necessary for Project construction;

- Adopting a Mitigation Monitoring and Reporting Program (MMRP).

PROJECT IMPACTS: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval.

PUBLIC REVIEW PERIOD: A 20-day public review period for the IS/MND will commence on December 22, 2023 and end on January 11, 2024 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the IS/MND are due by 5:00 p.m. on January 11, 2024 and should be submitted to the attention of Kenny Lipich, Associate Planner at the City of Tracy, 333 Civic Center Plaza, Tracy, CA 95376; or by e-mail to Kenneth.lipich@cityoftracy.org (209) 831-6443. Copies of the Draft IS/MND are available for review at the City of Tracy Planning Division (333 Civic Center Plaza, Tracy) and the Tracy Branch Library (20 East Easton Avenue, Tracy). The IS/MND also may be reviewed at the City of Tracy's website:

<https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies/-folder-483>

PUBLIC HEARING REGARDING IS/MND: The date, time, and place of future public hearings have not yet been scheduled and will be appropriately noticed per City and CEQA requirements.