

**Notice of Intent to Adopt a
Mitigated Negative Declaration for the
Transit Maintenance Facility Project**

- Lead Agency:** Tracy Transit Station, 50 E. 6th Street, Tracy, CA 95376
- Project Title:** Transit Maintenance Facility
- Project Location:** The Transit Maintenance Facility Project site (Project site) is located within four parcels, at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue, in the City of Tracy, San Joaquin County, California. The Project site is identified by Assessor Parcel Numbers (APNs) 23407004, 23407006, 23407001, and 23417045.
- Project Description:** The City of Tracy intends to acquire the property and seek Federal Transit Administration (FTA) grant funds to design and build the four Project site parcels located at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue. The Project site is located approximately 0.6 miles from the existing Tracy Transit Station. This location is in a central part of Tracy, directly across from the existing City of Tracy Public Works Yard.
- The proposed Project would include development of the Transit Maintenance Facility (proposed Project), which would include a Public Works building, a Maintenance building, and Administration building, as well as parking lots for buses and passenger vehicles, and various fueling areas. The proposed Project is anticipated to include both hydrogen fueling and electric vehicle charging. Covered bus parking stalls would be provided, and on-site solar photovoltaic (PV) would be located on parking lot canopy. The on-site solar PV would provide a portion of the Project's electricity. The proposed Project is needed to facilitate the continued operation and growth of the TRACER Bus System for the City of Tracy.
- Findings/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 proposes to adopt a Mitigated Negative Declaration for this Project in accordance with the requirements of the California Environmental Quality Act.
- Public Review Period:** A 30-day public review period for the Initial Study / Mitigated Negative Declaration will commence on August 30, 2024, and will end on September 30, 2024, 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 Ed Lovell

and must be received at 50 E. 6th Street, Tracy, CA 95376, or by email at ed.lovell@cityoftracy.com by 5:00 PM on September 30, 2024. Copies of the Initial Study / Mitigated Negative Declaration can be reviewed at Tracy Transit Station, 50 E. 6th Street, Tracy, CA 95376, during normal business hours, and online (at any time during the 30-day public review period) using the following link: <http://www.cityoftracy.org/government/city-reports>

Project Informational Meeting:

An informational meeting to present preliminary project details to neighboring residents and other interested parties will be held at the Tracy Transit Station, 50 E. 6th Street, Tracy, CA 95376 on Wednesday, September 18, 2024, at 7:00 PM in Conference Room 103.

Public Hearing:

A public hearing to consider project approval and adopt the Initial Study / Mitigated Negative Declaration will be scheduled before the City of Tracy Planning Commission and then the City Council. Once a hearing date for each is scheduled, adequate public noticing will be provided.

