

NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

Date/Time: Wednesday, December 4, 2019
7:00 P.M. (or as soon thereafter as possible)

Location: City of Tracy Council Chambers
333 Civic Center Plaza

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES – 11/20/19

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2015-052 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Commission Member to sponsor the item for discussion at a future meeting.*

1. NEW BUSINESS
 - A. PUBLIC HEARING TO CONSIDER APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR EXTERIOR MODIFICATIONS TO FAIRFIELD INN AT 2410 NAGLEE ROAD – APPLICANT IS DANIEL SAVAGE AND PROPERTY OWNER IS TRACY MALL PARTNERS LP – APPLICATION NUMBER D19-0008
 - B. CONDUCT A SCOPING MEETING TO OBTAIN COMMENTS FROM PUBLIC AGENCIES OR OTHER INTERESTED PARTIES REGARDING ISSUES TO BE ANALYZED IN THE WESTSIDE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT – APPLICATION NUMBER SPA19-0001
2. DIRECTOR'S REPORT
3. ITEMS FROM THE COMMISSION
4. ADJOURNMENT

Posted: November 27, 2019

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000) at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Plaza during normal business hours.

**MINUTES
TRACY CITY PLANNING COMMISSION
NOVEMBER 20, 2019, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Francis, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt present. Also present were: Bianca Rodriguez, Deputy City Attorney; Bill Dean, Assistant Development Services Director; Kimberly Matlock, Associate Planner; Genevieve Federighi, Assistant Planner; Al Gali, Associate Civil Engineer; Majeed Mohamed, Assistant Engineer; and Gina Peace, Recording Secretary.

MINUTES

11/06/19; It was moved by Commissioner Wood and seconded by Chair Hudson to approve the Planning Commission meeting minutes of November 6, 2019. Voice vote found all in favor, 5-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN APPEAL TO THE APPROVAL OF A VARIANCE FOR A TWO-CAR, TANDEM GARAGE WITH THE CONSTRUCTION OF A SINGLE-FAMILY HOME AT 2482 ALTOGA AVENUE, APPLICATION (V19-0001) ASSESSOR'S PARCEL NUMBER 214-520-12. THE APPEAL APPLICANT IS RICHARD VANBEBBER AND THE PROPERTY OWNER IS HAJI ARIF**

Genevieve Federighi delivered the staff report.

Commission questions and discussion followed.

Chair Orcutt opened the public hearing at 7:05 p.m.

Appeal Applicant, Richard VanBebber, 2474 Altoga Avenue, addressed the Commission. Mr. VanBebber objects to the prior approval of the Project.

The following residents addressed the Commission in support of the Appeal:
Ryan, 140 E. Kavanagh
Billy Garner, 153 Collin Avenue
Alfred Medeiros, 2473 Altoga Avenue

Applicant, Shafique Ahmed, 1349 Brandon Dewey Lane, is in support of the Project, and clarified some of the comments from the public.

Daniel Leonard, 189 Collin Avenue, addressed the Commission, requesting clarification of the garage dimensions.

Chair Orcutt closed the public hearing at 7:28 p.m.

Additional Commission questions and comments followed.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Atwal that the Planning Commission uphold the approval of the Project, a variance to allow a tandem garage, as indicated in the attached Planning Commission Resolution dated November 20, 2019.

Roll call vote found all in favor; 5-0-0-0; passed and so ordered.

B. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR A PARKING LOT EXPANSION AT 2185 W. GRANT LINE ROAD - APPLICANT AND PROPERTY OWNERS ARE KAISER PERMANENTE. APPLICATION NUMBER IS D19-0026

Kimberly Matlock delivered the staff report.

Commission questions and discussion followed.

Chair Orcutt opened the public hearing at 7:45 p.m. Seeing as no one came forward, Chair Orcutt closed the public hearing.

Additional Commission questions and discussion followed.

ACTION: It was moved by Commissioner Wood and seconded by Vice Chair Hudson to approve a development review permit for a parking lot expansion to serve an existing medical office facility located at 2185 W. Grant Line Road, based on the findings contained in the Planning Commission Resolution dated November 20, 2019.

A voice vote found all in favor; passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Bill Dean, Assistant Development Services Director, advised that the Planning Commission will be meeting, as scheduled, for both regularly scheduled meetings in December.

4. ITEMS FROM THE COMMISSION

None.

5. ADJOURNMENT

It was moved by Chair Orcutt and seconded by Vice Chair Hudson, to adjourn.

Voice vote found all in favor; passed and so ordered.

Time: 7:59 p.m.

CHAIR

STAFF LIAISON

AGENDA ITEM 1.A

REQUEST

PUBLIC HEARING TO CONSIDER APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR EXTERIOR MODIFICATIONS TO FAIRFIELD INN AT 2410 NAGLEE ROAD – APPLICANT IS DANIEL SAVAGE AND PROPERTY OWNER IS TRACY MALL PARTNERS LP – APPLICATION NUMBER D19-0008

DISCUSSION

Site and Project Description

The project site consists of an existing 64-room hotel operated by Fairfield Inn with porte cochere entrance on a 1.36-acre parcel located at 2410 Naglee Road (Attachment A: Location Map).

This agenda item involves a Development Review Permit application for exterior modifications to the Fairfield Inn. The proposed exterior modifications include adding new paint color scheme to the north, south, east, and west elevations and redesign of the porte cochere. The construction of the new porte cochere will have stone veneer columns that complement proposed exterior building modifications (Attachment B: Site Plan and Elevations).

Analysis

The project site land use designation under the I-205 Corridor Specific Plan is Commercial Center (CC) and has a General Plan designation of Commercial. The project site is located within 500 feet of a freeway and therefore requires review by Planning Commission as defined in Tracy Municipal Code Section 10.08.3950.

The project site is surrounded by other commercial uses. The project site is directly east of Hampton Inn, 300 feet east of Naglee Rd, and approximately 150 feet north of Interstate 205. The project site is visible from the freeway and off-ramp.

The proposed exterior modifications are consistent with the City's Design Goals and Standards and would be an improvement to the existing architecture because the proposal includes the addition of stone veneer and color elements to add visual interest to the building, complementary building colors, and an overall attractive design.

CEQA Documentation

The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301 which pertains to exterior alterations of existing facilities where the project involves no expansion of use. No further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Development Review Permit for exterior modifications to Fairfield Inn, located at 2410 Naglee Road, Application Number D19-0008, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated December 4, 2019 (Attachment C: Planning Commission Resolution).

RECOMMENDED MOTION

Move that the Planning Commission approve the Development Review Permit for exterior modifications to Fairfield Inn, located at 2410 Naglee Road, Application Number D19-0008, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated December 4, 2019.

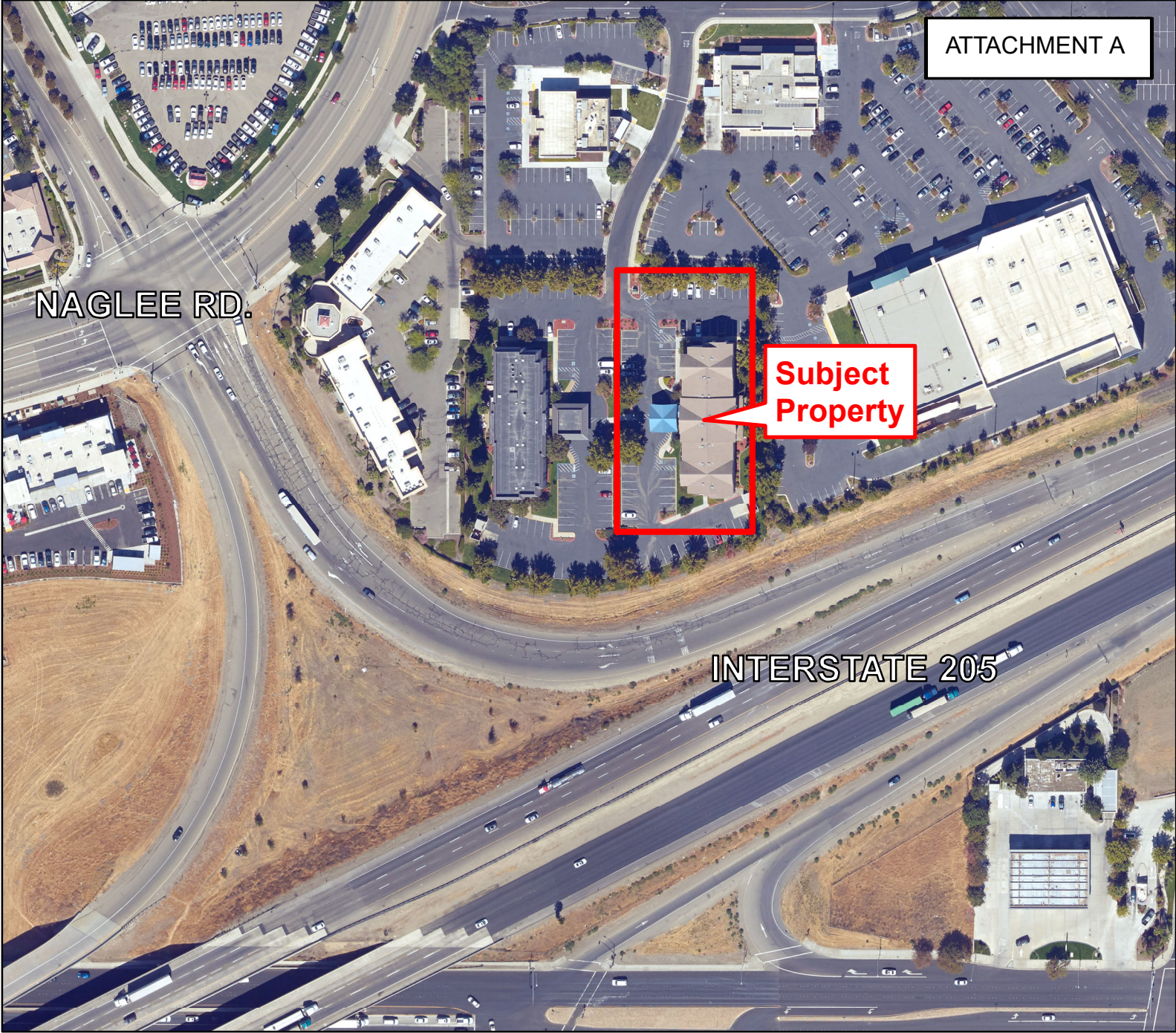
Prepared by: Kenny Lipich, Assistant Planner

Reviewed by: Scott Claar, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Location Map
- B: Site Plan and Elevations
- C: Planning Commission Resolution



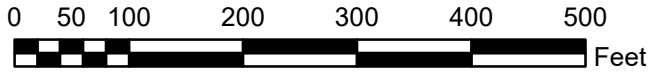
NAGLEE RD.

Subject Property

INTERSTATE 205



Think Inside the Triangle™



ATTACHMENT B
Site Plan and Elevations

Provided under separate cover

RESOLUTION 2019 - _____

PLANNING COMMISSION APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR EXTERIOR MODIFICATIONS TO FAIRFIELD INN – LOCATED AT 2410 NAGLEE ROAD – APPLICANT IS DANIEL SAVAGE AND PROPERTY OWNER IS TRACY MALL PARTNERS LLC – APPLICATION NUMBER D19-0008

WHEREAS, On March 27, 2019, Daniel Savage submitted an application for a Development Review Permit for exterior modifications of Fairfield Inn at 2410 Naglee Road (Assessor’s Parcel Number 212-050-63). Application number D19-0008, and

WHEREAS, The subject property is zoned Planned Unit Development and is located within the I-205 Corridor Specific Plan area with a land use designation of Commercial Center, and

WHEREAS, The project is consistent with the General Plan land use designation of Commercial and the I-205 Corridor Specific Plan land use designation of Commercial Center, and

WHEREAS, The Tracy Municipal Code, Section 10.08.3950, Approval authority for Development Review permits, requires a project site located within 500 feet of a freeway to be reviewed by Planning Commission, and

WHEREAS, The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301 which pertains to exterior alterations of existing facilities where the project involves no expansion of use. No further environmental assessment is necessary, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the Development Review Permit application number D19-0008 on December 4, 2019;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission approves Development Review Permit Application No. D19-0008, subject to the conditions contained in Exhibit “1” and based on the following findings:

1. The proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the proposal includes the addition of stone veneer and color elements to add visual interest to the building, complementary building colors, and an overall modernized, attractive design
2. The proposal conforms to the Tracy Municipal Code, City of Tracy General Plan, I-205 Corridor Specific Plan, any applicable Infrastructure Master Plans and other City regulations, and the Design Goals and Standards, such as Section 3.1 “All Buildings should utilize a variety of colors and materials” and “Details should be used whenever possible to break up large surfaces and add interest to a structure”.

The foregoing Resolution 2019-_____ was adopted by the Planning Commission of the City of Tracy on the 4th day of December, 2019, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

City of Tracy
Conditions of Approval
Fairfield Inn Exterior Modifications
2410 Naglee Road
Development Review Permit
Conditions of Approval
Application Number D19-0008
December 4, 2019

A. General Provisions and Definitions

1. These Conditions of Approval shall apply to the real property described as Fairfield Inn, located at 2410 Naglee Road, Assessor's Parcel Number 212-050-63, Application Number D19-0008 (hereinafter "Project"), proposed by Daniel Savage (hereinafter "Applicant").
2. The following definitions shall apply to these Conditions of Approval:
 - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
 - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer to perform the duties set forth herein.
 - c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, City's Design Goals and Standards, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
 - d. "Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
 - e. "Conditions of Approval" shall mean the conditions of approval applicable to the Fairfield Inn exterior modifications, Application Number D19-0008.
 - f. "Project" means the exterior modifications of the Fairfield Inn located at 2410 Naglee Road, Application Number D19-0008.
 - g. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
3. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, *et seq.*), the Subdivision Map Act (Government Code sections 66410, *et seq.*), the California Environmental Quality Act (Public Resources Code sections 21000, *et seq.*, "CEQA"), and the Guidelines for

California Environmental Quality Act (California Administrative Code, title 14, sections 15000, *et seq.*, "CEQA Guidelines").

4. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
5. Pursuant to Government Code Section 66020, including Section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Planning Division

1. Except as otherwise modified herein, the project shall be developed in substantial compliance with the site plan and color elevations received by the Development Services Department on November 20, 2019, to the satisfaction of the Development Services Director.
2. All existing landscaping shall remain and be protected during construction of these improvements, to the satisfaction of the Development Services Director. No removal of landscaping beyond what is required to meet fire clearance of porte cochere (approximately 115 sq. ft.) as shown on sheet AE-101 of the approved plans is permitted with this permit.
3. All roof-mounted equipment, including, but not limited to, HVAC units, fans, antennas, or dishes, shall not be visible from Naglee Road, Pavilion Parkway, I-205, I-205 Off-Ramp, or any other public right-of-way, to the satisfaction of the Development Services Director.
4. All vents, gutters, downspouts, flashing, electrical conduit, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior, to the satisfaction of the Development Services Director.
5. No signs are approved as part of this Development Review application. Approval of a separate sign permit application by the Development Services Department is necessary prior to the installation of any signs.
6. Prior to demolition of any structures, the Developer shall obtain demolition permits with the San Joaquin Air Quality Control Board and the City of Tracy Building Safety Division, to the satisfaction of the Chief Building Official.
7. Prior to issuance of a building permit, the Developer shall submit construction documents, plans, specifications, and/or calculations to the Building Safety Division, which meet all applicable requirements of Title 24 California Code of Regulations, to the satisfaction of the Chief Building Official.

AGENDA ITEM 1.B

REQUEST

CONDUCT A SCOPING MEETING TO OBTAIN COMMENTS FROM PUBLIC AGENCIES OR OTHER INTERESTED PARTIES REGARDING ISSUES TO BE ANALYZED IN THE WESTSIDE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT – APPLICATION NUMBER SPA19-0001

DISCUSSION

Purpose of Meeting

The purpose of this agenda item is to receive input from public agencies or other interested parties regarding the scope and content of the Environmental Impact Report (EIR) that will be prepared for the Westside Specific Plan (formerly Tracy Gateway). California Environmental Quality Act (CEQA) Guidelines require a scoping meeting for certain projects that include an Environmental Impact Report (EIR).

Background

The approximately 535-acre, Tracy Gateway plan was approved and the property annexed to the City in 2002. The project site is located at the southwest corner of Eleventh Street and Lammers Road. A vicinity map is contained in the Notice of Preparation, Attachment A.

The Tracy Gateway plan included a business park with up to 5.8 million square feet of multi-story office buildings, research and development facilities, retail, a hotel, and other commercial uses around a nine-hole golf course.

Since 2002, a final map affecting a portion of the area was approved, some subsurface utilities were installed, a small segment of roads was built on the west side of the site (although improvements have not, yet, been accepted by the City). Nevertheless, development stalled, property ownership changed, and no applications for private development were initiated. Lack of progress at the Gateway project contributed to a sense that the plan is out of step with current market conditions.

Project Description

In response to the inactivity, in 2018, the City Council awarded a contract to Kimley-Horn Associates (KHA) to help property owners and the City re-evaluate the land use assumptions and infrastructure requirements of the project and to develop a new Specific Plan for the property. The process began with a Market Analysis, which prepared market projections for an overall land use mix within the project area. The Market Analysis concluded that less than 130 acres is a more reasonable forecast for non-residential development in the project area over the next ten years – far less than the 455 acres of non-residential development identified in the 2002 Tracy Gateway plan.

Following completion of the Market Analysis, KHA met individually with the eight primary property owners, evaluated infrastructure solutions, conducted four property owner meetings with City staff, and developed an administrative draft Specific Plan including land use and circulation plans. The new project is referred to as Westside Specific Plan. The land use plan is a significant departure from the previous Tracy Gateway plan in that it includes a significant amount of residentially zoned property and zoning for senior/assisted living.

CEQA Requirements

In accordance with CEQA requirements, an EIR is required to analyze the potential environmental effects of the Project. The Notice of Preparation (NOP) for this Project EIR was published on October 29, 2019 (Attachment A). Through the NOP, public agencies and other parties are asked to provide input with respect to areas or issues that should be analyzed in the EIR.

CEQA Guidelines require a scoping meeting for this EIR project to provide an opportunity for the lead agency (the City of Tracy) to consult directly with public agencies or other interested parties who may be concerned about the environmental effects of a project. Scoping may help identify project alternatives, mitigation measures, or significant effects to be analyzed in the EIR. A list of probable environmental effects anticipated to be analyzed in the EIR is contained in the attached NOP.

The NOP, including notice of tonight's scoping meeting, was sent to approximately 60 public and private agencies and other interested parties.

Next Steps

A Draft Specific Plan is currently being finalized and Draft EIR preparation is underway. At this point, it is anticipated that a Draft Specific Plan and Draft EIR will be published in late spring 2020 and public hearing(s) with the Planning Commission will occur in the summer of 2020.

RECOMMENDATION

Staff recommends that the Planning Commission receive input from any interested parties regarding issues or alternatives that should be evaluated in the EIR.

RECOMMENDED MOTION

(No action, other than to receive input on issues to be evaluated in the EIR, is necessary by the Planning Commission.)

Prepared by: Alan Bell, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

Attachment A – CEQA Notice of Preparation

Notice of Preparation of an Environmental Impact Report for the Westside Specific Plan

October 29, 2019

TO: Responsible and Trustee Agencies and Other Interested Parties

State Clearinghouse
P.O Box 3044
Sacramento, CA 95812-3044

FROM: City of Tracy
Development Services Department
333 Civic Center Plaza
Tracy, CA 95376
Attn: Alan Bell, Senior Planner

The City of Tracy will be the Lead Agency and will prepare a project-level Environmental Impact Report (EIR) for the Westside Specific Plan. The project, its location, and potential environmental effects are described below.

The project would require the following discretionary approvals from the City of Tracy: a general plan amendment; a zoning amendment; specific plan approval; parcel/tentative (phased) subdivision map(s) approval; potentially, a development agreement; conditional use permit(s); and development review permits. A development agreement, among other things would address phasing and other obligations related to construction of necessary on- and off-site infrastructure and amenities, obligations related to payment of applicable development impact fees and/or dedication of land in lieu thereof, phasing of development, obligations related to utility capacity issues, applicable development standards, or other public benefits.

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The City is requesting the views of public agencies as to the scope and content of the environmental information as it pertains to your agency's statutory responsibilities in connection with the proposed project. Where applicable, public agencies will need to use the EIR prepared by the City when considering permit approval or other approvals for the project, design guidelines, and other rights and obligations of the respective parties related to developing the project.

The project also may require discretionary approvals from other federal, state and regional agencies including:

- Approvals of permits from federal regulatory agencies with jurisdiction over the project (e.g., the United States Fish and Wildlife Service, National Marine Fisheries Services, United States Army Corps of Engineers) in connection with biological resources impacts.
- Approval or permits from other state and regional agencies such as the California Department of Fish and Game, State Water Resources Control Board, California Department of Transportation, Central Valley Regional Water Quality Control Board and the San Joaquin Valley Air Pollution Control District in connection with air quality, biological resources, public services, transportation, and utilities impacts.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period. The 30-day comment period closes on December 9, 2019. Please send written responses to Alan Bell, Senior Planner, Development Services Department, at the address shown below. Public agencies providing comments are requested to include a contact person for the agency.

The City will also conduct a public scoping meeting on the project in accordance with Public Resources Code §§ 21080.4(b), 21083.9. Members of the public and public agencies are invited to provide comments to the City at the public scoping meeting. The scoping meeting will occur during the regularly scheduled Planning Commission meeting:

DATE: December 4, 2019
TIME: 7:00 PM
LOCATION: Tracy City Hall, City Council Chambers
333 Civic Center Plaza
Tracy, CA 95376

Lead Agency Contact

Alan Bell
Senior Planner
City of Tracy
Development Services Department
333 Civic Center Plaza
Tracy, CA 95376

Alan.Bell@cityoftracy.org

Project Sponsor

City of Tracy

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

Project Location

As shown in **Figure 1: Project Location**, the approximately 535-acre Specific Plan area is located on the western side of the City of Tracy. Tracy is a rapidly growing city and the second most populated in San Joaquin County after Stockton with a current population of approximately 92,800.

Project Background

In 2002, the City of Tracy adopted the Tracy Gateway project for the 535-acre Westside Specific Plan area. Development plans included a business park with a phased design of over 5 million square feet (sf.) of Class A office and research space in mid- and high-rise office buildings. This office/R&D complex would surround a nine-hole, championship-level golf course. Other commercial uses included 220 K sf. of retail, 340 K sf. of second floor office space, and two hotels of 150 and 200 rooms totaling 220 K sf.

To implement the Tracy Gateway project, the City approved a General Plan Amendment, a Concept Development Plan (to implement the PUD pre-zoning), tentative subdivision map and development agreement for the project. However, due to challenging market conditions, requirements related to the scope and phasing of infrastructure, economic infeasibility, and other factors, development of the project did not occur.

Project Description

Located on the western side of the City of Tracy and serving as a gateway entrance from eastbound I-205, the Westside Specific Plan area is envisioned to accommodate a broad variety of commercial, institutional, and residential (both age-restricted [seniors] and non-age-restricted) land uses.

Specific Plan applies zoning districts to each parcel, as shown in **Figure 2: Zoning Districts**. These zoning districts serve as the basis for all of the land use and development standards contained in this Specific Plan. In addition, accessory uses, and temporary uses shall be allowed as provided in the Tracy Municipal Code.

Within the approximately 535-acre Specific Plan area, there are four zoning districts and one overlay zone, namely:

1. Institutional (W-I)
2. Mixed-Use Commercial (W-MC)
3. Residential – Medium (W-RM)
4. Senior/Assisted Living (W-SAL)
5. Western Tracy Gateway Overlay Zone

With direct access from the major arterials of Eleventh Street and Lammers Road, the northern and eastern portions of the Specific Plan area are envisioned for commercial and institutional uses. This includes employment-generating uses that incorporate “gateway” design features along I-205, and a mixed-use commercial area along Eleventh Street and Lammers Road.

West of Lammers Road the Institutional zoning district is envisioned to be anchored by a new Sutter Tracy Community Hospital acute care campus, including by way of example a medical office building, an ambulatory surgery center, as well as other ancillary and complementary

uses. Other supporting healthcare-related uses such as medical office buildings, medical labs, and assisted living, skilled nursing (both age- and non-age restricted) and/or senior care facilities are also envisioned in the Institutional zoning district.

In the central portion of the Specific Plan area, a Senior/Assisted Living zoning district will allow for a continuum of lifestyle options tailored to the needs of seniors (55 and older) and include independent living and dependent living commercial uses including assisted living and skilled nursing facilities, and short-term stay available to the greater community.

In the southern portion of the Specific Plan area, a Residential – Medium zoning district will allow for the development of a residential community(ies) consisting of a variety of housing types including small lot single-family detached and attached units; the latter of which could include duplexes, triplexes, fourplexes, condominiums, or other multi-family development. Densities range from 5.9 to 18 dwelling units per gross acre.

The northwest portion of the Specific Plan area is envisioned as the anchor for a public or private university. Uses would include classrooms, research facilities, student and employee housing, administration, athletics, supporting commercial, and other similar uses typical to a university setting.

Table 1: Land Use Summary identifies the approximate gross acreages proposed for each land use category, as depicted on **Figure 2: Zoning Districts**. It includes provisions for roads, parks and open space, and infrastructure (including storm water basins) as described in the Specific Plan.

The acreages provided in **Table 1: Land Use Summary** are an approximation only as site and market conditions and other permitting considerations may affect the ultimate development and buildout within the Specific Plan area. These numbers will be used as the basis for the environmental impact report (EIR) as required by the California Environmental Quality Act (CEQA).

Project Alternatives

The Draft EIR will include an evaluation of various alternatives including a no-action alternative. Other alternatives will include an alternative consistent with current zoning and a reduced density alternative. Additional alternatives will be considered based on comments received on this NOP and the analysis of impacts in the Draft EIR.

Table 1: Land Use Summary

Zoning District	Gross Acres ¹	Adjusted Developable Acres ^{1,2}	Density Range DUs/AC or FAR	Projected Dwelling Units or Square Feet ¹
Institutional	123	105	.20	910,469 sf.
Mixed-Use Commercial	172	147		
Commercial @ 85%	147	125	.20	1,090,005sf.
Multi-family @ 15%	26	22	12.1 – 25	397 DUs ³
Residential – Medium	58	49	5.9 – 18	441 DUs ⁴
Senior/Assisted Living	181	154		
Independent Living @ 75%	154	131	5.9 – 12	1,177 DUs ⁴
Dependent Living @ 25%	27	23	.20	201,051 sf.
Total	535	455		2,201,525 sf. 2,015 DUs

Notes:

1. Acreage are rounded to the nearest whole number.
2. Adjusted Developable Acres - Acreages have been adjusted to show that an estimated 15% of the land area is used for infrastructure such as roads and utilities, as well as public facilities such as senior recreation centers, neighborhood parks and open space, schools, and public facilities such as retention basins. Actual numbers will vary depending on site specific characteristics.
3. Assumes an average of 18 dwelling units per acre.
4. Assumes an average of 9 dwelling units per acre.

Potential Environmental Impacts of the Proposed Project

The EIR will include a summary of the EIR's analysis and conclusions, a project description, a description of the existing environmental setting, potential environmental impacts, and feasible mitigation measures. Consistent with the State CEQA Guidelines (Appendix G), the following environmental factors will be considered in relation to this project:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Hazards and Hazardous Materials
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Alternatives
- Environmental consequences, including: (a) any significant environmental effects that cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments to resources; (c) growth-inducing impacts of the proposed project; (d) effect found not to be significant; and (e) cumulative impacts.

Environmental resources that are not anticipated to be analyzed in the EIR include:

- Forestry Resources
- Mineral Resources
- Wildfire

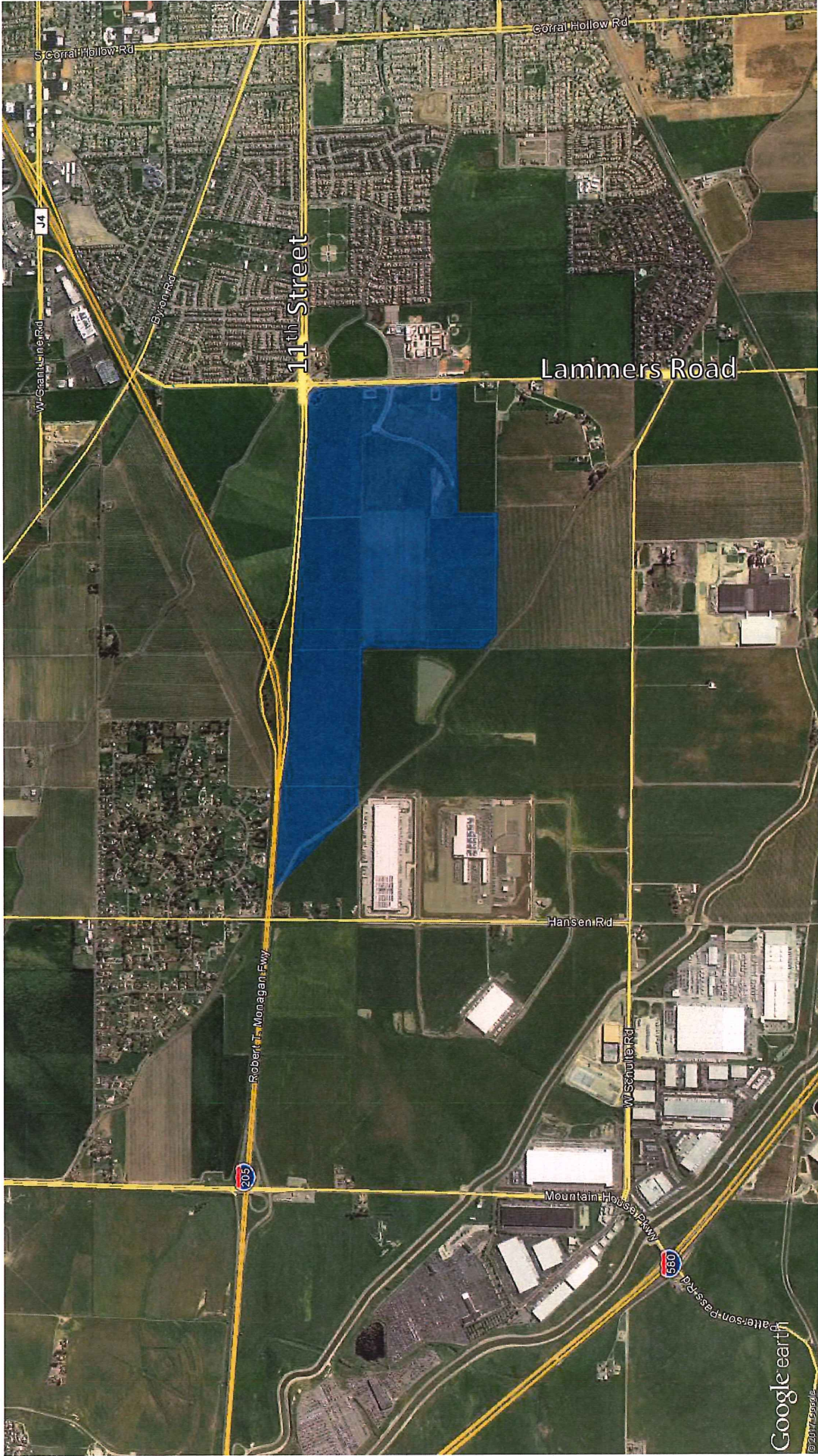
CEQA allows environmental issues for which there is no likelihood of a significant impact to be "scoped out," and not analyzed further in the EIR. An initial evaluation of the project has

determined that it would not have an effect on mineral or forestry resources. Therefore, these issues will not be analyzed in detail in the EIR, although the basis for this determination will be discussed.

Lead Agency Signature

Date: 10/29/2019
Signature: Allen Bell
Title: Senior Planner, Development Services Department

Figure 1: Project Location



■ - Project Location

Figure 2: Zoning Districts

