

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

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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.

East 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

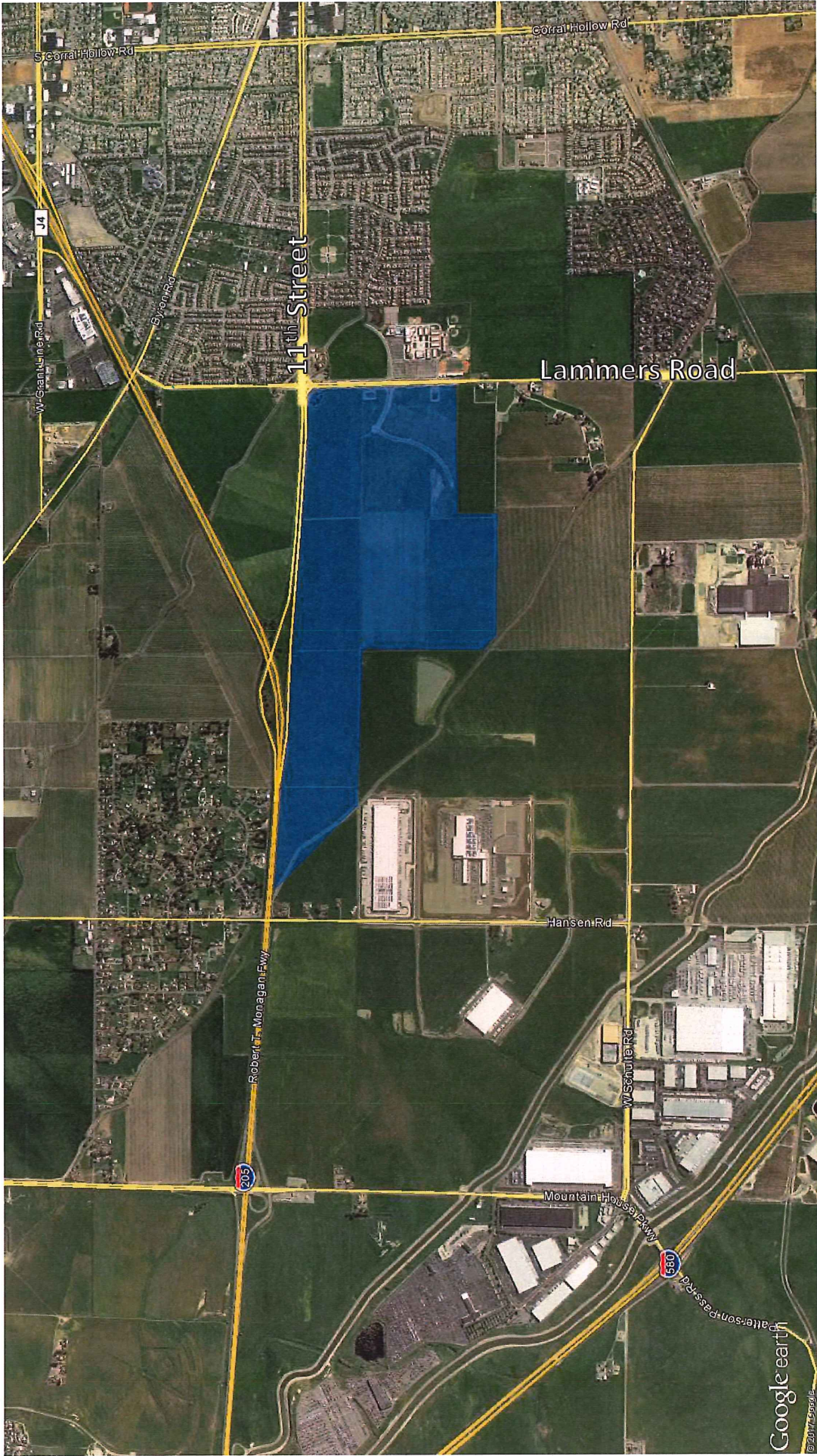
CEQA allows environmental issues for which there is no likelihood of a significant impact to be "scoped out," and not analyzed further in the EIR. An initial evaluation of the project has

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

