

Notice of Intent to Adopt the Mitigated Negative Declaration for the Tracy Dual Hotels Project

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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(916) 235-0116

PROJECT TITLE: Tracy Dual Hotels Project

PROJECT LOCATION: The Tracy Dual Hotels Project (proposed Project) is located at 3095, 3055, and 3125 North Corral Hollow Road, in the City of Tracy, San Joaquin County. The Project site is identified by Assessor Parcel Numbers (APNs) 212-260-070, 212-260-080, and 212-260-090. The approximately 3.29-acre Project site consists primarily of vacant undeveloped land, and also contains scattered vegetation, including ruderal grasses. The Project site is bound by vacant land to the north and west, I-205 to the south, and Corral Hollow Road to the east. Beyond the immediate vicinity of the Project site, lands to the north and southeast include residential uses, and lands to the west includes commercial and industrial uses.

PROJECT DESCRIPTION: The Tracy Dual Hotels Project proposes two separate hotels, on the same Project site, with shared parking: Avid + Candlewood Suites by IHG (up to 107 Guestrooms) and Hilton Garden Inn (up to 70 Guestrooms). This would represent a total of up to 177 guestrooms. The proposed Project would also include approximately 155 parking spaces, including spaces for accessibility, as well as for electric vehicle charging stations. Two swimming pools would also be developed (one for each building). The proposed Project would cater to those sectors of people who travel for both business and leisure. The overall project site is approximately 3.29 acres and consists of three separate parcels (APNs 212-260-070, -080, and -090). All three parcels currently have a General Plan designation of Commercial. Parcels -070 and -080 have zoning designations of Planned Unit Development and are located within the boundaries of the I-205 Corridor Specific Plan, while parcel -090 is currently zoned General Highway Commercial and is outside of the I-205 Corridor Specific Plan area. The Project proposes with a Specific Plan Amendment to increase the Floor Area Ratio (FAR) from 0.6 to 0.75, add the parcel -090 to the I-205 Corridor Specific Plan, and assign the land use designation of General Commercial.

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 30-day public review period for the IS/MND will commence on May 16, 2025 and end on June 16, 2025 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 June 16, 2025 and should be submitted to the attention of Kenneth Lipich, Associate Planner at the City of Tracy, 333 Civic Center Plaza, Tracy, CA 95376; or by e-mail to kenneth.lipich@cityoftracy.org or by phone at (209) 831-6443. Copies of the IS/MND are available for review at the City of Tracy Planning Division (333 Civic Center Plaza, 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-532#docfold_14_289_319_532

PUBLIC HEARING REGARDING IS/MND: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.