

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
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Project Title: Tracy Dual Hotels

Lead Agency: City of Tracy Contact Person: Kenneth Lipich
 Mailing Address: 333 Civic Center Plaza Phone: (209) 831-6443
 City: Tracy Zip: 95376 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Tracy
 Cross Streets: Corral Hollow Road / I-205 Zip Code: 95376

Longitude/Latitude (degrees, minutes and seconds): 37 ° 45 ' 31.04 " N / 121 ° 27 ' 15.59 " W Total Acres: 3.29

Assessor's Parcel No.: 212-260-070, 212-260-080, and 212-260-090 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-205 Waterways: Various
 Airports: N/A Railways: UPRR Schools: Various

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Specific Plan Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Hotel (177 guestrooms) Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Energy, Climate Change

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Vacant/Zoning: Planned Unit Development and General Highway Commercial/General Plan Designation: Commercial

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 5/16/2025 Ending Date 6/6/2025

Lead Agency (Complete if applicable):

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|--|---|
| Consulting Firm: <u>De Novo Planning Group</u> | Applicant: <u>Kenneth Lipich, City of Tracy</u> |
| Address: <u>1020 Suncast Lane # 106</u> | Address: <u>333 Civic Center Plaza</u> |
| City/State/Zip: <u>El Dorado Hills, CA 95762</u> | City/State/Zip: <u>Tracy, CA 95376</u> |
| Contact: <u>Josh Smith</u> | Phone: <u>(209) 831-6443</u> |
| Phone: <u>916 805 1281</u> | |

Signature of Lead Agency Representative: 35bc6064-1b1b-4dbf-a2ad-33f9c1fd9223 Digitally signed by 35bc6064-1b1b-4dbf-a2ad-33f9c1fd9223
Date: 2025.05.15 12:28:41 -0700 Date: 5/15/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.