

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Tracy Dual Hotels

Lead Agency: City of Tracy

Contact Name: Kenneth Lipich

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Phone Number: (209) 831-6443

Project Location: Tracy, San Joaquin County

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

An Initial Study has been prepared for this project. The Initial Study examines all of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics addressed in the Initial Study include: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities, and Mandatory Findings of Significance.

Impacts associated with the following would be potentially significant: Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation and Circulation. The remaining topics would have no impact or less-than-significant impacts. The Initial Study includes mitigation measures which would reduce the listed impacts to a less-than-significant level.

See the Mitigated Negative Declaration for the full mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

The following agencies may rely on the adopted IS/MND to issue permits or approve certain aspects of the proposed Project:

- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction activities would be subject to the SJVAPCD codes and requirements.