Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study for the Valpico Apartments Project

October 15, 2012

Lead Agency: City of Tracy
333 Civic Center Plaza
Tracy, CA 95376
209-831-6426

Project Title: Valpico Apartments Project

Project Location: The project site consists of approximately 8.75 acres located in the northwest quadrant of the intersection of South MacArthur Drive and Valpico Road in the southern portion of the City of Tracy. The project site includes APNs 246-140-013 and 014.

Project Description: The proposed project would develop 184 multi-family housing units on the 8.75-acre project site. The project would consist of seven, three-story buildings with 24 apartment units in each building, plus 16 rental townhomes in six buildings of two stories each. Parking would be located throughout the site, adjacent to the apartment buildings. A total of 362 parking spaces would be provided, approximately half of which would be covered.

The project would include a leasing office, swimming pool, sidewalks, a bike path, and landscaping improvements throughout the site.

Glenbriar Drive currently terminates at the south side of Valpico Road, southwest of the project site. The project applicant would construct a new segment of Glenbriar Drive, running north-south, along the western edge of the site. There would be two access points to the western side of the project site from the newly constructed segment of Glenbriar Drive. An additional site access point would be provided from Valpico Road, near the southeastern corner of the project site.

The proposed project includes a request for a General Plan Amendment to change the designation of the site from Commercial to Residential High Density (GPA12-0001), a zoning change from Community Shopping Center to High Density Residential (R12-0001), Tracy Municipal Code amendment regarding the minimum distance requirement between main buildings (ZA12-0004), and Development Review (D12-0004) for the project.
A development application for a different apartment project on an adjacent site (the 60-unit, MacDonald Apartments project) has also been submitted to the City for review. That project is being reviewed concurrently with the Valpico Apartments project, but is not the subject of this Mitigated Negative Declaration/Initial Study.

**Findings/Determination:**
The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

**Public Review Period:**
A 20 day public review period for the Mitigated Negative Declaration/Initial Study will commence on October 15, 2012 and will end on November 5, 2012 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of Alan Bell, Senior Planner, and must be received at the City of Tracy, Development Services Department, 333 Civic Center Plaza, Tracy, CA 95376 by 5:00 PM on November 5, 2012. The project file and copies of the Mitigated Negative Declaration/Initial Study are available for review at the City of Tracy at the address listed above or on the City’s website: www.ci.tracy.ca.us/?navid=595.

**Public Hearing:**
A public hearing to consider project approval and adopt the Mitigated Negative Declaration is scheduled before the City of Tracy Planning Commission on November 14, 2012 at 7:00 p.m. or as soon thereafter as possible, in the City Council Chambers located at 333 Civic Center Plaza, Tracy, CA 95376.

All interested parties are invited to be present and to submit statements orally or in writing before or during the meeting.

Should you decide to challenge the decision of the Planning Commission you may be limited to these issues that were raised for consideration at the hearing.

Questions regarding the City of Tracy’s review of the project or Draft Mitigated Negative Declaration may be directed to Alan Bell, Senior Planner at the address above or at (209) 831-6426 or alan.bell@ci.tracy.ca.us.