

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
EL PESCADERO PARK & MULTI-GENERATIONAL
RECREATION CENTER PROJECT**
JULY 28, 2023

Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this notice is to advise you that the City of Tracy intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below.

Proposed Project: El Pescadero Park & Multi-Generational Recreation Center Project

Project Location: The project site is located within El Pescadero Park in the northern portion of Tracy, San Joaquin County, California. The approximately 13.9-acre project site (Assessor's Parcel Number [APN] 214-50-001) is located at 250 Kavanagh Avenue.

Project Description: The City of Tracy proposes to redevelop the existing El Pescadero Park to create a new multi-generational recreation center on West Grant Line Road in Tracy. The proposed multi-generational recreation center would consist of an approximately 52,244-square-foot, two-story building with a maximum height of approximately 35 feet that would include a three-court gymnasium, two multi-purpose rooms, kitchen, entry lobby, bouldering wall, teen lounge and technology area, makers space, restroom, offices, elevated running track and outdoor courtyard. Additional park improvements would include relocation and renovation of the existing dog park, skate park and basketball courts and installation of new trails, landscaping and lighting. In addition, the existing parking lot would be reconfigured and new parking stalls added to expand the overall parking capacity and the existing access road/driveway from West Grant Line Road would be extended through the existing parking lot and along the southern and eastern boundaries of the site, connecting to West Kavanagh Avenue at the northern boundary of the project site.

Findings: The Initial Study (IS) prepared by the City of Tracy was undertaken for the purpose of deciding whether the proposed project may have a significant effect on the environment. The Initial Study finds that the proposed project could result in potentially significant environmental impacts related to air quality, biological resources, cultural resources, geology and soils, and noise. However, although the proposed project could have a significant effect on the environment, implementation of feasible mitigation measures would either avoid or reduce all impacts to a less-than-significant level. On the basis of the Initial Study, City staff has concluded that the proposed project will not have a significant effect on the environment and, therefore, has prepared a Mitigated Negative Declaration.

Public Review Period – Starting and Ending Dates: The 20-day public review period would start on **July 28, 2023**, and end on **August 16, 2023**. Comments from all Responsible Agencies and interested parties are requested. Please submit any comments in writing that you may have on the draft Initial Study/Mitigated Negative Declaration (IS/MND) by 5:00 PM on **August 16, 2023**, via email to Richard.Joaquin@cityoftracy.org or via standard mail to the following address:

City of Tracy Parks & Recreation Department
333 Civic Center Plaza
Tracy, CA 95376
Attn: Richard Joaquin, Parks Planning & Development Manager

Address Where Document is Available for Public Review: The IS/MND along with additional information regarding the proposed project can be reviewed and downloaded online at:
<https://www.cityoftracy.org/our-city/departments/parks-recreation-department/multi-generational-facility>

Public Hearing: A public hearing will be held before the City of Tracy City Council on Tuesday, September 19, 2023, at 7:00 p.m. in the Council Chambers at City Hall, 333 Civic Center Plaza, to consider the El Pescadero Park & Multi-Generational Recreation Center Project, including the IS/MND.

Questions? If you have any questions regarding this project or the Notice of Intent, please contact Richard Joaquin at Richard.Joaquin@cityoftracy.org.