

**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

<b>SCH #</b>
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**Project Title:** EL PESCADERO PARK & MULTI-GENERATIONAL RECREATION CENTER PROJECT

Lead Agency: City of Tracy Parks & Recreation Department Contact Person: Richard Joaquin, Parks Planning & Dev Mgr  
 Mailing Address: 333 Civic Center Plaza Phone: (209) 831-6235  
 City: Tracy Zip: 95376 County: San Joaquin

**Project Location:** County: San Joaquin City/Nearest Community: Tracy  
 Cross Streets: West Kavanagh Avenue, West Grant Line Road Zip Code: 95376  
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 45 ' 22 " N / 121 ° 25 ' 54 " W Total Acres: 13.9  
 Assessor's Parcel No.: 214-50-001 Section: 16 Twp.: 2S Range: 5E Base: Union Island  
 Within 2 Miles: State Hwy #: 205 Waterways: N/A  
 Airports: N/A Railways: Union Pacific RR Schools: North Elementary School, McKinley Elementary School, A

**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: Plan Approval

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: Park Improvements and Multi-Generational Recreation Center  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

General Plan Designation: Park; Zoning: Low Density Residential (LDR)

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

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.

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 checked="" 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 type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                 |
| <input 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 checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</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 checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date July 28, 2023 Ending Date August, 16, 2023

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>LSA</u>	Applicant: <u>City of Tracy Parks &amp; Recreation Department</u>
Address: <u>157 Park Place</u>	Address: <u>333 Civic Center</u>
City/State/Zip: <u>Point Richmond, CA 94801</u>	City/State/Zip: <u>Tracy, CA 95376</u>
Contact: <u>Shanna Guiler</u>	Phone: <u>(209) 831-6235</u>
Phone: <u>(510) 236-6810</u>	

Signature of Lead Agency Representative:  Date: 7/26/2023

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