

# 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: TRANSIT MAINTENANCE FACILITY

Lead Agency: City of Tracy

Contact Name: Ed Lovell

Email: Ed.lovell@cityoftracy.org

Phone Number: (209) 836-8955

Project Location: Tracy, San Joaquin County

*City*

*County*

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

The City of Tracy intends to acquire the property and seek Federal Transit Administration (FTA) grant funds to design and build the four Project site parcels located at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue. The Project site is located approximately 0.6 miles from the existing Tracy Transit Station. This location is in a central part of Tracy, directly across from the existing City of Tracy Public Works Yard.

The proposed Project would include development of the Transit Maintenance Facility (proposed Project), which would include a Public Works building, a Maintenance building, and Administration building, as well as parking lots for buses and passenger vehicles, and various fueling areas. The proposed Project is anticipated to include both hydrogen fueling and electric vehicle charging. Covered bus parking stalls would be provided, and on-site solar photovoltaic (PV) would be located on parking lot canopy. The on-site solar PV would provide a portion of the Project's electricity. The proposed Project is needed to facilitate the continued operation and growth of the TRACER Bus System for the City of Tracy.

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, and Noise. 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 attached 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 City of Tracy is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

If the City Council adopts the IS/MND in accordance with CEQA requirements, the City may use the IS/MND to support the following actions:

- General Plan Amendment of the property from Medium Density Residential and Low Density Residential to Public Facilities;
- Rezone of the property from Medium Density Residential and Low Density Residential to Light Industrial (M-1);
- Development Review Permit approval for building design, landscaping, and other site features.
- Building, grading, and other permits as necessary for project construction;
- Adopting a Mitigation Monitoring and Reporting Program (MMRP).

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.