

Filed Doc #: 39-07072025-194
Mon Jul 07 11:39:19 PDT 2025
Page: 1 of 3 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: samanthat1



Lead Agency:

City of Tracy

333 Civic Center Plaza

Tracy CA 95337

DOCUMENT TITLE

Notice of Determination - Environmental Impact Report Tracy Hills Specific Plan Amendment and the Commerce Center Project
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Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin St., 2nd Fl. Ste 260
Stockton, CA 95202

From:

Public Agency: City of Tracy
Address: 333 Civic Center Plaza
Tracy, CA 95337
Contact: Scott Claar
Phone: (209) 831-6429

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2013102053

Project Title: Tracy Hills Specific Plan Amendment and the Commerce Center Project

Project Applicant: Ridgeline Property Group, Steve Arthur, (916) 284-3245, sa@ridgelinepg.com

Project Location (include county): Corral Hollow Road/Delta Mendota Canal, Tracy, San Joaquin Co.

Project Description:

Located within the Tracy Hills Specific Plan (THSP) Area, the Project would develop seven (7) light industrial warehouse buildings totaling approximately 1.7M square feet, associated site improvements, development of one new public street and one new private street, and vesting tentative subdivision map. The THSP EIR was certified by the City Council on April 5, 2016, and under CEQA Guidelines Section 15168(c), no further environmental document is required. ☒

This is to advise that the City of Tracy has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 7/1/2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Tracy, 333 Civic Center Plaza, Tracy, CA 95337

Signature (Public Agency): Scott Claar Title: Planning Manager

Date: 7/3/2025 Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER:

39-2016-000121

STATE CLEARINGHOUSE NUMBER (if applicable)

2013102053

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF TRACY

LEAD AGENCY EMAIL

DATE

04/25/2016

COUNTY/STATE AGENCY OF FILING

SAN JOAQUIN

DOCUMENT NUMBER

39-2016-000121

PROJECT TITLE

TRACY HILLS SPECIFIC PLAN PROJECT

PROJECT APPLICANT NAME

CITY OF TRACY

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 831-6400

PROJECT APPLICANT ADDRESS

333 EAST CIVIC CENTER PLAZA

CITY

TRACY

STATE

CA

ZIP CODE

95376

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$3,070.00

\$

\$3,070.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,210.25

\$

☐ Certified Regulatory Program document (CRP)

\$1,043.75

\$

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

\$3,120.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Rosa Arceo ,Deputy



ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5a (Rev. 20151215)