

By Deputy: rosaa

## Notice of Determination

## Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☒ County Clerk

County of: San Joaquin

Address: 44 N. San Joaquin St., 2nd Floor Suite 260  
Stockton, CA 95202

From:

Public Agency: City of Tracy

Address: 333 Civic Center Plaza  
Tracy, CA 95376

Contact: Victoria Lombardo, Senior Planner

Phone: (209) 831-6428

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): 2023120437

Project Title: Schulte Road Warehouse Project

Project Applicant: City of Tracy

Project Location (include county): City of Tracy San Joaquin County

Project Description:

The proposed project would include demolition of the three single-family residences and six ancillary structures and redevelopment of the Development Area with a one-story, 217,466 sf warehouse building and a surface parking lot. The entire project site, including the Development Area and the Williams Communication Parcel, would be annexed into the City as part of the proposed project. Although the tenants of the proposed warehouse are unknown at this time, this analysis assumes that business operations could occur 24 hours per day. No cold storage facilities or uses will be allowed on-site.

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

described project on 8/19/25 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:

333 Civic Center Plaza, Tracy, CA 95376

Signature (Public Agency):

*Victoria Lombardo*

Title: Senior Planner

Date: 8/19/2025

Date Received for filing at OPR: