

Filed Doc #: 39-08262025-246
Tue Aug 26 14:09:20 PDT 2025
Page: 1 of 5 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



Return To:

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

DOCUMENT TITLE

**Notice of Determination – Environmental Impact Report
Tracy Hills Specific Place Amendment and the Commerce Center Project**

Filed Doc #: 39-07072025-194
07/07/2025 11:39:19 AM
Steve J. Bestolarides
San Joaquin County Clerk

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): _____

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 sf, 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; under CEQA Guidelines Section 15168 (c), no further environmental document is required. Zoning ordinance amendment adopted 8/19/25. ☒

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:

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

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

Date: 8/25/2025 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) <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity					

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	\$3,070.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	
<input type="checkbox"/> 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)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$3,120.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Rosa Arceo, Deputy
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ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5a (Rev. 20151215)

07/07/2025 11:31 AM PDT

SAN JOAQUIN COUNTY RECORDER
44 N. SAN JOAQUIN ST.
SUITE 260
STOCKTON, CA 95202

TERMINAL NAME: E8259902

ORDER# 204904885

PAYMENT

COUNTER PAYMENT \$50.00

AGENCY SUBTOTAL: \$50.00

LEXISNEXIS SERVICE FEE: \$2.50

TOTAL USD: \$52.50

CARD #: 0022 VISA
PAYMENT: CREDITCHIP READ-CONTACT
MODE: ISSUER
AUTH CODE: 046558
APP LABEL: VISA CREDIT
CVN: NO SIG REQUIRED
AID: A000000003101001
ARQC: 42CF2669883C5E49
AMOUNT: \$52.50
*** CARD APPROVED ***

AMOUNT PAID:

\$52.50

CUSTOMER COPY

San Joaquin County Recorders
Steve J. Bestolarides
44 N. San Joaquin Street, Room 260
Stockton, Ca 95202
Receipt: 1840200

Product Name	Extended
FISH CLERK CLERK FISH AND GAME	\$50.00
FILINGS	
# Pages	3
Document #	38-07072025-194
Clerk Filing Fee	\$50.00
Total	\$50.00

Tender (On Account (Charge or Prepay))	\$50.00
Account#	DC
Account Name	Debit Card
Comments	204904885

Thank You!

7/7/25 11:38 AM PST samanthath