

Lead Agency:

City of Tracy

333 Civic Center Plaza

Tracy CA 95376

Filed Doc #: 39-09092025-266
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Page: 1 of 2 Fee: \$3018.75
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



DOCUMENT TITLE

NOTICE OF DETERMINATION

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 North San Joaquin Street, Suite 260
Stockton, CA 95202

From:

Public Agency: City of Tracy
Address: Community of Econ. Development
333 Civic Center Plaza, Tracy CA 95376
Contact: Kenneth Lipich
Phone: 209-831-6443

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 Dual Hotels Project

Project Applicant: Arvind S. Iyer

Project Location (include county): Northwest corner of Interstate 205 and N. Corral Hollow Rd. located at

Project Description:

I-205 Corridor Specific Plan Amendment, Determination for Parking Reduction, and Development Review permit for the construction of an approximately 52,000 square foot, 4-story, 107 room hotel, and an approximately 47,000 square foot, 4-story, 70 room hotel, and site improvements, located at 3055, 3095, 3125 N. Corral Hollow Road, Assessor's Parcel Numbers: 212-260-07, 212-260-08, and 212-260-09.

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

described project on September 2, 2021 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:

Tracy City Hall, Community and Economic Development Department - 333 Civic Center Plaza

Signature (Public Agency): Rajiv Mehta Title: Associate Planner

Date: September 4, 2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011