

Filed Doc #: 39-10142025-301
Tue Oct 14 14:52:50 PDT 2025
Page: 1 of 6 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



Lead Agency:

City of Tracy

333 Civic Center Plaza

Tracy CA 95376

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 and Economic Development
333 Civic Center Plaza, Tracy CA 95376

Contact: Craig Hoffman

Phone: 209-831-6426

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 - Phase 1C

Project Applicant: Integral Communities

Project Location (include county): South of the California Aqueduct and north of Interstate 580. (APN: 251-040-08 and 251-040-19)

Project Description:

The Tracy Hills Phase 1C project is the final vacant property north of I-580 and south of the California Aqueduct within the Tracy Hills Specific Plan area. The proposed project includes 289 single-family residential lots, one neighborhood park, five private park facilities and various other parcels to be maintained by the homeowner's association. (APN: 251-040-08 and 251-040-19)

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

described project on Oct 7, 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:

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

Signature (Public Agency):  Title: Senior Planner

Date: October 7, 2025

Date Received for filing at OPR:

PROJECT

The Tracy Hills Phase 1C project is the final vacant property north of I-580 and south of the California Aqueduct within the Tracy Hills Specific Plan area. The proposed project includes 289 single-family residential lots, one neighborhood park, five private park facilities and various other parcels to be maintained by the homeowner's association.

The project is consistent with the General Plan land use designation for the property of Residential Medium and the proposed smaller lot development is designed to allow for innovative design for a more affordable housing project. The Phase 1C project will provide a type of housing that will create opportunities for more affordable home ownership for the community. This project helps implement the 2023-2031 Housing Element required by the State.

LOCATION

Phase 1C of the Specific Plan Area encompasses approximately 121.6 acres located generally west of Phase 1B, south of the California Aqueduct and north of Interstate 580. (APN: 251-040-08 and 251-040-19)

CEQA DETERMINATION

An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan (2013102053) in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. An Initial Study and EIR Consistency Analysis was prepared for the General Plan Amendment and Tracy Hills Specific Plan Amendment to change the land use designations on Tracy Hills Phase 1B and Phase 1C from non-residential to residential, which was approved by the City Council on November 10, 2020. No new significant environmental impacts were identified for the project. The Tracy Hills Phase 1C project is consistent with the EIR for the Tracy Hills Specific Plan. Therefore, pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary.



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		LEAD AGENCY EMAIL		DATE
CITY OF TRACY				04/25/2016
COUNTY/STATE AGENCY OF FILING				DOCUMENT NUMBER
SAN JOAQUIN				39-2016-000121
PROJECT TITLE				
TRACY HILLS SPECIFIC PLAN PROJECT				
PROJECT APPLICANT NAME		PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF TRACY				(209) 831-6400
PROJECT APPLICANT ADDRESS		CITY	STATE	ZIP CODE
333 EAST CIVIC CENTER PLAZA		TRACY	CA	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	AGENCY OF FILING PRINTED NAME AND TITLE
X	Rosa Arceo, Deputy



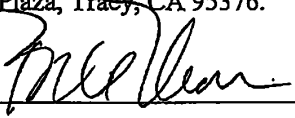
Tentative Subdivision Map for Phase 1A (TSM 16-0001); and (8) approving a small-lot Vesting Tentative Subdivision Map for Phase 1A (TSM 13-0005).

This is to advise that on April 19, 2016, the Tracy City Council, as the Lead Agency, conducted the second readings of and thereby adopted Ordinances Nos. 1212 and 1213, consistent with and in implementation of its approval of the Tracy Hills Specific Plan Project on April 5, 2016, at which time it made the following determinations regarding the 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.

Since April 5, 2016, there have been no modifications to the Tracy Hills Specific Plan Project and no changes with respect to the circumstances under which the Project is being undertaken which require revisions to the certified SEIR, and thus, the certified SEIR is adequate to support the second readings and final adoption of Ordinances Nos. 1212 and 1213.

This is to certify that the Final Subsequent Environmental Impact Report, with comments and responses and record of project approval, are available to the General Public at Tracy City Hall, Development Services Department, 333 Civic Center Plaza, Tracy, CA 95376.

Signature (Public Agency):  Title: Assistant Development Services Director

Date: April 22, 2016

Date Received for filing at OPR _____

NOTICE OF DETERMINATION

To: X Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95812-3044

From: Public/Lead Agency
City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

Contact: Bill Dean, Asst. Development Services Director
Phone: (209) 831-6400

X County Clerk
County of San Joaquin
44 North San Joaquin Street
Second Floor, Suite 260
Stockton, CA 95202

Filed Doc #: 39-2016-000121
4/25/16 9:12 AM
Steve J. Bestolarides
San Joaquin County Clerk

SUBJECT: *Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code for City of Tracy's adoption of Ordinances Numbers 1212 and 1213*

State Clearinghouse Number: 2013102053

Project Title: Tracy Hills Specific Plan Project

Project Applicant: Tracy Hills Project Owner, LLC

Project Location (include county):

The Project site is located on approximately 2,732 acres within the southwestern portion of the City of Tracy in San Joaquin County, in the vicinity of the existing Corral Hollow Road interchange and the future Lammers Road interchange with Interstate 580. The property is bordered by the Delta Mendota Canal to the north, the Union Pacific Railroad to the north, hillsides used for livestock grazing to the west and southwest, Corral Hollow Road to the southeast, and privately owned lands designated and zoned for aggregate extraction to the east.

Project Description:

The Tracy Hills Specific Plan Project, is anticipated to include the development of up to 5,499 residential dwelling units, over five million square feet of non-residential development, and related infrastructure to support the public and private improvements of the Project. The Project area was originally annexed into the City of Tracy ("City") in 1998. The Project that is the subject of this Notice of Determination consists of a comprehensive update to the Tracy Hills Specific Plan and a Development Agreement that applies to the area of the Tracy Hills Specific Plan owned by the Project applicant, Tracy Hills Project Owner, LLC.

On April 5, 2016, after considering all the aspects of the Project, the City Council approved the Tracy Hills Specific Plan Project by (1) certifying the Final Subsequent Environmental Impact Report ("SEIR") prepared for the project, making findings of fact, findings related to alternatives, adopting a statement of overriding considerations, and adopting a mitigation monitoring and reporting program in connection with the same; (2) approving a General Plan Amendment (GPA 13-0001); (3) approving the comprehensive update to the Tracy Hills Specific Plan (SPA 13-0001); (4) introducing for first reading of Ordinance No. 1212 to amend to the Tracy Municipal Code to add the Tracy Hills Specific Plan Zone (ZA 13-0003); (5) approving a comprehensive update to the Tracy Hills Storm Drainage Master Plan; (6) introducing for first reading Ordinance No. 1213 to adopt a development agreement (DA 13-0001); (7) approving a large-lot Vesting