

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2025010343**

**Project Title:** Tracy Northeast Business Park

Lead Agency: City of Tracy Contact Person: Genevieve Federighi, Sr. Planner  
 Mailing Address: 333 Civic Center Plaza Phone: 209-831-6435  
 City: Tracy Zip: 95376 County: San Joaquin

**Project Location:** County: San Joaquin City/Nearest Community: Tracy  
 Cross Streets: Grant Line Road, Paradise Road Zip Code: 95304

Longitude/Latitude (degrees, minutes and seconds): 121 ° 23 ' 16.25" N / 37 ° 45 ' 46.57" W Total Acres: 169.05

Assessor's Parcel No.: 213-170-24, 213-170-25, 213-170-26, 213-170-27, 213170-48 Section: 00 Twp.: 2 South Range: 5 East Base: Mount Diablo Principa

Within 2 Miles: State Hwy #: I-205 Waterways: Old River and Irrigation Canals  
 Airports: N/A Railways: Southern Pacific 0.4 mi south Schools: None

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. 2,826,425 Acres 169.05 Employees 2,103  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type 12.44 Stormwater Detention basin MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy, Greenhouse Gases

**Present Land Use/Zoning/General Plan Designation:**

Agriculture-Urban Reserve / Industrial

**Project Description:** *(please use a separate page if necessary)*

Please see attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

# Tracy Northeast Business Park – Project Description

## SCH #2025010343

Dermody Properties and Suvik Farms, LLC (co-applicants) are proposing the Tracy Northeast Business Park Project (proposed project), which consists of the development of up to 2,826,425 square feet<sup>1</sup> of warehouse/distribution and/or manufacturing uses, including ancillary office uses and related improvements on approximately 169 acres (comprised of a total of five existing parcels). The five parcels consist of two Dermody parcels (totaling approximately 122 acres; collectively, Dermody Property) and three Suvik parcels (totaling approximately 47 acres; collectively, Suvik Property). The Dermody Property and the Suvik Property, collectively, are referred to herein as the “project site.”

The project site is within unincorporated San Joaquin County (County) adjacent to the City of Tracy’s (City’s) northeastern city limits, adjacent to the City of Tracy Northeast Industrial (NEI) Specific Plan area, and also within the City’s Sphere of Influence (SOI) (10-year planning horizon). The proposed project would require several discretionary entitlements including Local Agency Formation Commission (LAFCo) approval of annexation into the City of Tracy, as well as City approval of the related pre-zoning, an amendment to the NEI Specific Plan, Tentative Parcel Map(s) or Lot Line Adjustment(s) to create final development lots, and Development Review Permit approval.

Dermody Properties has applied to the City for a Development Review Permit for development on the Dermody Property. As described in the application, this development would consist of a total of approximately 1,811,259 square feet of warehouse/distribution and/or manufacturing space located throughout three buildings, as well as an approximately 12.4-acre stormwater detention basin with pump station (that would be City owned and managed). In addition, approximately 12.5 acres of the Dermody Property would be reserved to accommodate a portion of a planned future interchange at Paradise Road and Interstate 205 (I-205). However, these planned interchange improvements are not necessary to serve the proposed project and constitute a separate project. Therefore, the potential impacts of constructing this future interchange would undergo a separate environmental review process pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) once funding is programmed and available and once the relevant public agencies finalize the ultimate design of the interchange. Accordingly, the construction of the future interchange is not considered part of the proposed project, although the interchange is assumed to be in place as part of the cumulative conditions within the Transportation Impact Analysis in the Draft Environmental Impact Report (Draft EIR).

To date, Suvik Farms, LLC, has not applied to the City for a Development Review Permit. To evaluate the potential impacts from development on the Suvik Property, and for purposes of a conservative analysis, a conceptual building orientation plan for the Suvik Property was prepared to facilitate project-level review and analysis in this EIR. This conceptual building plan describes development of up to 1,015,166 square feet of warehouse/distribution and/or manufacturing uses, which conservatively reflects the maximum

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<sup>1</sup> The Notice of Preparation, which circulated for public review and comment from January 8, 2025, to February 10, 2025, identified a greater total project size than is currently being proposed. The NOP identified a total maximum project size of 2,834,919 square feet, while this EIR evaluates a total maximum project size of 2,826,425. The difference (approximately 8,494 square feet) is accounted for by the intended buildout for the Suvik Property, which the NOP identified as having a maximum buildout potential of 1,023,660 square feet, while this EIR evaluates a slightly lower maximum total of 1,015,166 square feet of potential development. The approximately 8,494 square feet delta represents a nominal 0.3% (i.e., less than 1%) of the total project size.

allowable density per acre identified in the NEI Specific Plan. To the extent that actual development of the Suvik Property, as described in a future Development Review Permit application, could result in potentially significant impacts that are not evaluated and addressed in this EIR, such development could require additional environmental review.

The proposed project also includes demolition of existing agricultural buildings, removal of existing trees and crops, installation of related on- and off-site road and utility improvements to serve the proposed project, and grading of a total of approximately 450,000 cubic yards, which would be balanced on-site. Of the approximately 450,000 cubic yards of material graded, approximately 300,000 cubic yards would occur on the Dermody Property, with the remaining approximately 150,000 cubic yards occurring on the Suvik Property.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>       | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: <u>San Joaquin County LAFCo</u>   |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date May 15, 2026 Ending Date June 29, 2026

### Lead Agency (Complete if applicable):

|   |   |
|---|---|
| Consulting Firm: <u>FirstCarbon Solutions</u> | Applicant: <u>Tracy Land Partners Holdco, LLC</u> |
| Address: <u>2999 Oak Road, Suite 250</u>      | Address: <u>5500 Equity Avenue</u>                |
| City/State/Zip: <u>Walnut Creek/CA/94597</u>  | City/State/Zip: <u>Reno/NV/89502</u>              |
| Contact: <u>Mary Bean</u>                     | Phone: <u>916-956-0033</u>                        |
| Phone: <u>415-713-5223</u>                    |   |

Signature of Lead Agency Representative: *Genevieve Federighi* Date: 5/14/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.