

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025010343

Project Title: Tracy Northeast Business Park

Lead Agency: City of Tracy

Contact Name: Genevieve Federighi

Email: Genevieve.Federighi@cityoftracy.org Phone Number: : (209) 831-6435

Project Location: Unincorporated San Joaquin County

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

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 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Project/Cumulative impact on Agricultural Resources related to conversion of prime farmland  
 Project/Cumulative impact on the applicable Air Quality Plan  
 Project Impact Related to Cumulatively Considerable Net Increase of oxides of nitrogen (NOX) During Operation  
 Cumulative Impact related to Cumulative Net Increase of NOX during operation  
 Project/Cumulative impact related to Localized Fugitive Dust Exceedances and Resulting Exposure of Sensitive Receptors During Construction  
 Project/Cumulative Vehicle Miles Traveled (VMT) impact  
 Project impact related to Roadway Safety Hazard

Mitigation to be applied:

MM AG-1: Payment of Agricultural Mitigation Fees  
 MM AIR-1a Zero-Emission Landscaping Equipment  
 MM BIO-1a Obtain San Joaquin County Multiple-Species Habitat Conservation and Open Space Plan Coverage  
 MM BIO-1b Protection of Active Bird Nests (includes pre-construction survey and implementation of avoidance buffer  
 MM BIO-1c Roosting Bats Pre-construction Survey and Avoidance  
 MM CUL-2a Prior to the initiation of construction activities, WEAP training for all construction personnel  
 MM CUL-2b If buried archeological resources are found during construction, cessation of activities  
 MM CUL-3 Stop Construction Upon Encountering Human Remains  
 MM GEO-1 Prepare Grading and Construction Plans incorporating Geotechnical Engineering Report Recommendations  
 MM GEO-6 Inadvertent Discovery of Paleontological Resources or Unique Geologic Features During Project Construct

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Mitigation (continued)  
MM HAZ-1a Dust Mitigation and Soil Evaluation/Handling (Dermody and Suvik Property)  
MM HAZ-1b Consultation with Chevron and DigAlert/Pipeline Setback (Suvik Property)  
MM HAZ-1d Conduct Limited Site Investigation; Soil Sampling/Treatment (Suvik Property)  
MM HAZ-1c Conduct Soil Sampling/Treatment for Specified Area (Dermody Property)  
MM HAZ-1d Conduct Limited Site Investigation; Soil Sampling/Treatment (Suvik Property)  
MM HAZ-1e Proper Disposal and Decommission of Underground Storage Tanks and Aboveground Storage Tanks (Dermody Property only)  
MM HAZ-1f Conduct Asbestos and Lead Surveys Prior to Demolition (Dermody Property only)  
MM TRANS-1(a): Transportation Demand Management Measures  
MM TRANS-1(b) Payment of Applicable Banking Fee  
MM TRANS-2: Signal Timing Modifications  
MM UTIL-1a Adherence to Applicable Performance Standards and Payment of Infrastructure Fees  
MM UTIL-1b Submittal of Final Engineering Plans for Dermody Property  
MM UTIL-1c Submittal of Final Engineering Plans for Suvik Property  
MM UTIL-3: Payment of Wastewater Infrastructure Fees/Construction of Wastewater Facilities

Areas of controversy: Agricultural Resources, Air Quality/Greenhouse Gas Emissions, Noise, Traffic.

Provide a list of the responsible or trustee agencies for the project.

California Air Resources Board  
California Highway Patrol  
Caltrans District #10  
Fish & Game Region #4  
Native American Heritage Commission  
Public Utilities Commission  
Regional Water Quality Control Board #5  
SWRCB: Water Quality  
Department of Toxic Substances Control  
San Joaquin County LAFCo