Notice of Availability

Paradise Pointe Business Park Draft Environmental Impact Report

LEAD AGENCY
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PROJECT TITLE: Paradise Pointe Business Park

PROJECT LOCATION: The Project site consists of approximately 52.7 acres located at the northwest corner of Chrisman Road and Paradise Avenue in the northeast quadrant of the City of Tracy, adjacent to State Route 205 (SR-205) to the north. The Project site is located on Assessor Parcel Numbers (APNs) 213-06-012 and 213-06-013. The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: The Project site includes three distinct planning boundaries defined below. The following terms are used throughout this document to describe the planning boundaries within the Project site: (1) Project Site – totals 52.7 acres and includes the whole of the Project, including the Remediation Area and the Development Area. (2) Development Area – includes approximately 52.3 acres which would be developed with two (2) industrial warehouse type uses as part of the Project. (3) Remediation Area – includes approximately 10.2 acres along the southern site boundary which contains soils that will be removed and remediated as part of the Project. Following remediation, the Remediation Area will be developed as part of the Development Area with two industrial warehouse type uses; and a portion of the Remediation Area will be dedicated to the City of Tracy for the future extension of Chrisman Road.

The proposed project would include development of two general light industrial warehouse buildings totaling 718,165 square feet (sf). Building A would be 466,977 sf and Building B would be 251,188 sf. One-hundred-and-six dock doors would be located along the east and west sides of Building A (38 dock doors on each side) and the east side of Building B (30 dock doors).

Parking would be provided throughout the Development Area, including 322 automobile stalls, 247 trailer stalls, and 22 bicycle parking stalls. Landscaping, including trees, street frontage plantings, accent shrubs and groundcover plantings, native shrub and grass mixes, and screening shrubs would be provided throughout the Development Area. Temporary landscaping would be placed between Building B and Chrisman Road. An exterior amenity area for employees would be included in the northern portion of the Development Area between the proposed warehouse buildings. The amenity area would include outdoor seating, picnic areas, bike parking, and landscaping. The eastern-most corner of the Project site will continue to be utilized as agricultural land until future roadway improvements are completed (by others).

The principal objective of the proposed Project is the remediation of the Remediation Area and development of the Development Area with two general light industrial warehouse buildings totaling 718,165 sf and associated circulation and utility improvements.

The Tracy General Plan land use designation for the Project site is Industrial (consistent with the proposed project) and the site is within the Northeast Industrial Specific Plan Area. The Project site is currently zoned Northeast Industrial Specific Plan.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR concludes that the Project may result in significant and unavoidable environmental impacts relating to Air Quality, Transportation and Circulation, Cumulative Air Quality, Cumulative Transportation and Circulation, and Cumulative Air Quality. The Draft EIR also describes various mitigation measures to mitigate the severity of other potentially significant environmental impacts.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on January 16, 2026 and end on March 2, 2026 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on March 2, 2026 and should be submitted to the attention of Victoria Lombardo, Senior Planner at the City of Tracy, 333 Civic Center Plaza, Tracy, CA 95376; or by e-mail to Victoria.Lombardo@cityoftracy.org. Copies of the Draft EIR are available for review at the City of Tracy Planning Division (333 Civic Center Plaza, Tracy). The Draft EIR also may be reviewed at the City of Tracy's website:

https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies