City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

COMMUNITY & ECONOMIC
DEVELOPMENT

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January 21, 2026

City of Tracy Planning Division
333 Civic Center Plaza
Tracy, CA 95376
(209) 831-6400

To Whom It May Concern,

The 45-day public review period for the Paradise Pointe Business Park Project Draft EIR (State Clearinghouse # 2025050796) began on January 16, 2026, and was anticipated to end on March 2, 2026. However, due to a noticing error that occurred at the City of Tracy, the City has opted to revise the public review dates to provide additional time for review and comment of the Draft EIR. As a result, the new public review dates are requested to be January 23, 2026 to March 9, 2026. The attached revised Notice of Availability (NOA) reflects the updated review dates.

Please let us know if you have any questions or concerns in order to correct the public review period start and end dates as described above.

Best,

Victoria Lombardo
Senior Planner
Victoria.Lombardo@cityoftracy.org

Notice of Availability

Paradise Pointe Business Park Draft Environmental Impact Report

LEAD AGENCY
City of Tracy Planning Division
333 Civic Center Plaza
Tracy, CA 95376
(209) 831-6400

EIR CONSULTANT
De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 235-0116

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 23, 2026 and end on March 9, 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 9, 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

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 # 2025050796

Project Title: Paradise Pointe Business Park Project

Lead Agency: City of Tracy
Contact Person: Victoria Lombardo, Senior Planner
Mailing Address: 333 Civic Center Plaza
Phone: (209) 831-6428
City: Tracy
Zip: 95376
County: San Joaquin

Project Location: County: San Joaquin
City/Nearest Community: Tracy
Cross Streets: Chrisman Road and Paradise Avenue
Zip Code: 95376
Longitude/Latitude (degrees, minutes and seconds): 37 ° 45 ′ 48.0 ″ N / 121 ° 23 ′ 33.7 ″ W
Total Acres: 52.7
Assessor's Parcel No.: 213-06-012 and 213-06-013
Section: -
Twp.: 2S
Range: 5E
Base: MDBM
Within 2 Miles: State Hwy #: I-205
Waterways: SJ River
Airports: N/A
Railways: UPRR
Schools: Tracy HS, North ES

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☒ Industrial: Sq.ft. 718,165 Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Land Use: Industrial (City). Zoning: Northeast Industrial Specific Plan (City)

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

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).
In addition to the proposed industrial warehouses and supportive circulation, parking, and utility improvements, the project includes remediation of the approximately 10.2-acre Remediation Area in the southern portion of the Project site. The soil remediation will occur prior to development of the industrial uses.
For more details regarding the project description and remediation activities, please see the Project Description in the attached DEIR

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.

Reviewing Agencies Checklist

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

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 3	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 5
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
X	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 2	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

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

Starting Date January 23 2026 Ending Date March 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: De Novo Planning Group
Address: 1020 Suncast Lane # 106
City/State/Zip: El Dorado Hills, CA 95762
Contact: Elise Laws
Phone: 916 235 0116

Applicant: Ridge Tracy Land Partners No. 2, LLC
Address: 601 University, Suite 180
City/State/Zip: Sacramento, Ca 95825
Phone: (916) 330 1800

Signature of Lead Agency Representative: Elise Laws **Date:** 1-21-2026

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