Print Form

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 #: 2025050796

Project Title: Paradise Pointe Business Park Project

Lead Agency: City of Tracy

Contact Name: Victoria Lombardo, Senior Planner

Email: Victoria.Lombardo@cityoftracy.org Phone Number: (209) 831-6428

Project Location: Tracy, San Joaquin County
City *County*

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

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.

For more details regarding the proposed improvements, please see the Project Description in the attached DEIR.

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

An Initial Study has been prepared for this project. Impacts associated with Aesthetics, Agricultural and Forest Resources, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Populating and Housing, Public Services, Recreation,Tribal Cultural Resources, Utilities, and Wildfire would not occur.

The Draft EIR examines the following environmental areas contained in Appendix G of the State CEQA Guidelines: Air Quality, Energy, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Noise, Transportation, Cumulative Impacts, and Growth Inducing Impacts.

The mitigation measures are included in the Executive Summary. See Chapter ES.

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

• air quality, greenhouse gas emissions, and potential health risks
• well access and removal
• loss of conversion of agricultural land
• water quality
• soil contamination
• impacts to special status species and associated habitat
• conformance with state-level highway interchange design

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

The City of Tracy is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

This document will be used by the City of Tracy to take the following actions:
• Development Review;
• Variance from the I-205 Overlay Zone land use and building siting requirements;
• Approval of the Site Plan;
• Building, grading, and other permits as necessary for project construction;
• Adopting a Mitigation Monitoring and Reporting Program (MMRP); and
• Adoption of a Statement of Overriding Considerations (should any significant and unavoidable impacts result from the project).

The following agencies may be required to issue permits or approve certain aspects of the proposed project:
• California Department of Toxic Substances Control (DTSC) – Oversee the soil remediation and removal, consistent with the approved Scope of Work/Soil Removal Workplan;
• California Environmental Protection Agency (Cal EPA) – Oversee the soil remediation and removal, consistent with the approved Scope of Work/Soil Removal Workplan;
• Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities.
• San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits.
• San Joaquin Council of Governments (SJCOG) - Review of project application to determine consistency with the San Joaquin County Multi-Species Habitat, Conservation, and Open Space Plan (SJMSCP).