Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin St,. 2nd Fl. Ste 260
Stockton, CA 95202

From:
Public Agency: City of Tracy
Address: 333 Civic Center Plaza
Tracy, CA 95337
Contact: Scott Claar
Phone: (209) 831-6429

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Tracy Hills Specific Plan Amendment and the Commerce Center Project

Project Applicant: Ridgeline Property Group, Steve Arthur, (916) 284-3245, sa@ridgelinepg.com

Project Location (include county): Corral Hollow Road/Delta Mendota Canal, Tracy, San Joaquin Co.

Project Description:

Located within the Tracy Hills Specific Plan (THSP) Area, the Project would develop seven (7) light industrial warehouse buildings totaling approximately 1.7M sf, associated site improvements, development of one new public street and one new private street, and vesting tentative subdivision map. The THSP EIR was certified by the City Council on April 5, 2016;under CEQA Guidelines Section 15168 (c), no further environmental document is required. Zoning ordinance amendment adopted 8/19/25.

This is to advise that the City of Tracy (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 8/19/25 (date) and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Tracy, 333 Civic Center Plaza, Tracy, CA 95337

Signature (Public Agency): Scott Claar Title: Planning Manager

Date: 8/25/2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011