

**City of Tracy, California**  
**Notice of Availability of Draft Environmental Impact Report**  
**Tracy Alliance Project**

---

**Date:** April 20, 2022

**To:** Public Agencies and Interested Parties

**From:** Victoria Lombardo, AICP, Senior Planner

**Subject:** **Notice of Availability of Draft Environmental Impact Report for the Tracy Alliance Project**

---

The City of Tracy is the California Environmental Quality Act (CEQA) Lead Agency for the proposed Tracy Alliance Project (project). The City has completed preparation of a Draft Environmental Impact Report (DEIR) in compliance with CEQA for the project identified herein.

**Project Location:** The Tracy Alliance Project is generally located northeast corner of Grant Line Road and Paradise Road. The site is within unincorporated County land adjacent to the northeastern City limits and within the City's Sphere of Influence (SOI) (10-year planning horizon). The project site is directly east of the City's NEI Specific Plan boundary. The project site is located on 191.18 acres consisting of six Assessor Parcel Numbers (APNs), including APN 213-170-14, -24, -25, -26, -27, and -48. The six parcels consist of two Tracy Alliance parcels (totaling approx. 122.44 acres), three Suvik Farms, LLC parcels (totaling approx. 46.61 acres), and one Zuriakat parcel (approx. 22.17 acres).

**Project Description:** The Tracy Alliance Project consists of the development of up to 3,352,320 square feet of warehouse and distribution and related development. Development on the two Tracy Alliance parcels would consist of approximately 1,849,500 square feet of warehouse and distribution space located in three buildings, as well as an approximately 12.44-acre stormwater detention basin with pump station. Development plans for the Suvik Farms, LLC parcels (identified as Suvik Farms parcels) and the Zuriakat parcel are not specified at this time. For the purposes of analysis in the DEIR, buildout of these parcels was estimated to consist of a total of approximately 1,502,820 square feet of warehouse and distribution development.

The proposed project includes demolition of 11 existing residential and agricultural structures on approximately four acres located at the southwestern corner of the Tracy Alliance parcels, removal of all crops and some existing trees, grading of approximately 500,000 cubic yards, and construction of the following primary components:

- Multiple warehouse buildings totaling up to 3,352,320 square feet that support industrial uses and associated offices;
- An approximately 12.44-acre City owned and managed stormwater detention basin with pump station;

- Ample landscaping consistent with all applicable City requirements; for example, in connection with the individual development proposal for the Tracy Alliance parcels, the relevant site plan reflects approximately 110,000 square feet of landscaped areas; and
- Sufficient on-site parking for both vehicles and trailer spaces consistent with all applicable City requirements; for example, in connection with the individual development proposal for the Tracy Alliance parcels, the relevant site plan reflects approximately 1,134 automobile parking spaces and approximately 572 trailer parking spaces.

The site is zoned General Agriculture, with a minimum parcel size of 40 acres (AG-40) on the County’s Zoning Map. The co-applicants are requesting approval of a boundary reorganization (to annex the project site into the City of Tracy and detach the project site from the Tracy Rural Fire District), pre-zoning of the project site to a designation of NEI Specific Plan, and an amendment to the boundaries of the NEI Specific Plan to incorporate the project site (as well as any conforming amendments to the NEI Specific Plan to ensure consistency).

**Potentially Significant Environmental Effects:** Analysis of the Project determined that there were potentially significant impacts related to Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. However, mitigation measures provided in the DEIR reduce the majority of these potential impacts to a less than significant level. Impacts that would remain significant even after implementation of all feasible mitigation measures include the following:

- Project-Level and Cumulative Conversion of Prime Farmland;
- Project-Level and Cumulative Air Quality Impacts; and
- Project-Level and Cumulative Vehicle Miles Traveled (VMT) Impacts

As stated in the DEIR, the site is not listed as a hazardous materials site enumerated under Government Code Section 65962.5.

**DEIR Document Review and Availability:** An electronic copy of the DEIR is available for public review on the City’s website at: <https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies>. A hard copy of the Draft EIR, including the technical appendices, can be viewed at the following locations (please check with the facility for hours of operation):

City of Tracy  
 Development and Engineering Services  
 333 Civic Center Plaza  
 Tracy, CA 95376

Tracy Branch Library  
 20 East Eaton Avenue  
 Tracy, CA 95376

**Comments:** Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on the Draft EIR should be provided by **June 3, 2022**, and addressed to:

Victoria Lombardo, Senior Planner  
 City of Tracy

Development Services  
333 Civic Center Plaza  
Tracy, CA 95376  
Phone: 209.831.6428  
Email: [victoria.lombardo@cityoftracy.org](mailto:victoria.lombardo@cityoftracy.org)

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the 45-day public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies, organizations and public at least 10 days prior to the public hearing before the Tracy Planning Commission on the proposed project, at which the certification of the Final EIR will be considered prior to taking action on the proposed project. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the proposed project.