

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 # 2020080524

Project Title: Tracy Alliance Project

Lead Agency: City of Tracy

Contact Person: Victoria Lombardo, Senior Planner

Mailing Address: 333 Civic Center Plaza

Phone: (209) 831-6428

City: Tracy, CA

Zip: 95376

County: San Joaquin

Project Location: County: San Joaquin

City/Nearest Community: City of Tracy

Cross Streets: northeast corner of Grant Line Road and Paradise Road

Zip Code: 95304

Longitude/Latitude (degrees, minutes and seconds): 37 ° 45 ' 33 " N / 121 ° 23 ' 07 " W Total Acres: 191.18

Assessor's Parcel No.: 213-170-14, -24, -25, -26, -27, -48

Section: 22, 23, 24 Twp.: T02S

Range: R05E

Base: El Pescadero

Within 2 Miles: State Hwy #: I-205

Waterways: Old River; Tom Paine Slough

Airports: N/A

Railways: ACE Rail Line

Schools: Tracy High School; Banta Elementary SD

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: SP Amendment**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. 3,352,320 Acres 191.18 Employees 1,871 Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy**Present Land Use/Zoning/General Plan Designation:**

Land Use: Ag; SJ County GP: "Agriculture-Urban Reserve"; Tracy GP: "Industrial"; Zoning (SJ County): General Agriculture Zoning District

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

Development on the Tracy Alliance parcels (APNs 213-170-14, -24, -25, -26, -27, -48) would consist of 1,849,500 square feet of warehouse and office space located in three buildings, as well as a stormwater detention basin with a pump station (that would be City-owned and managed). Approximately 12.51 acres of the Tracy Alliance parcels would be reserved to accommodate a portion of a planned interchange at Paradise Road and Interstate 205 (I-205). Development plans for the Suvik Farms parcels (APN 213-170-24, -25, -26) and the Zuriakat parcel (213-170-14) are not specified at this time. Buildout of these parcels is estimated to consist of 1,502,820 square feet of warehouse development, consistent with the maximum allowable density per acre identified in the NEI Specific Plan.

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 an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Central Valley Regional Water Quality Control Board</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Joaquin County ALUC, Local Agency Formation Commission</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 4/20/2022 Ending Date 6/3/2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Tracy Alliance Group, Suvik Farms, LLC, and Zuriakat</u>
Address: <u>1350 Treat Boulevard, Suite 380</u>	Address: <u>16795 Lark Avenue, Suite 106</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Los Gatos, CA 95032</u>
Contact: <u>Mary Bean, Project Director</u>	Phone: <u>209.662.5098</u>
Phone: <u>(925) 357-2562</u>	

Signature of Lead Agency Representative: *Victoria Lumballe* Date: 4/18/22

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