

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 #: _____

Project Title: Tracy Northeast Business Park Project

Lead Agency: City of Tracy

Contact Name: Victoria Lombardo, AICP

Email: Victoria.Lombardo@tracyca.org Phone Number: 209.831.6428

Project Location: Tracy San Joaquin
City *County*

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

Please see attached Project Description

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

The proposed project would have potentially significant impacts related to Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Utilities and Service Systems. Mitigation measures may be required to reduce impacts to less than significant levels.

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

No Comments received to date.

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

Air Resources Board
California Highway Patrol
Caltrans District #10
Department of Conservation
Fish & Game Region 4
Office of Historic Preservation
Public Utilities Commission
Regional Water Quality Control Board Region 5
SWRCB: Water Quality
Department of Toxic Substances Control
San Joaquin County LAFCO

Tracy Northeast Business Park – Project Description

The Dermody Properties and Suvik Farms, LLC (co-applicants) are proposing the Tracy Northeast Business Park Project (proposed project), which consists of the development of up to 2,834,919 square feet of warehouse/distribution and/or manufacturing uses, including ancillary office uses and related improvements on approximately 169.05 acres (comprised of a total of five existing parcels). The five parcels consist of two Dermody parcels (totaling approximately 122.44 acres; collectively, Dermody Property) and three Suvik parcels (totaling approximately 46.61 acres; collectively, Suvik Property). The Dermody Property and the Suvik Property, collectively, are referred to herein as the “project site”.

Development on the Dermody Property would consist of a total of approximately 1,811,259 square feet of warehouse/distribution and/or manufacturing space located throughout three buildings, as well as an approximately 12.44-acre stormwater detention basin with pump station (that would be City owned and managed). Approximately 12.51 acres of the Dermody Property would be reserved to accommodate a portion of a planned future interchange at Paradise Road and Interstate 205 (I-205). However, these planned interchange improvements constitute a separate project and therefore the potential impacts of constructing this future interchange would undergo a separate environmental review process pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) once funding is programmed and available and once the relevant public agencies finalize the ultimate design of the interchange; accordingly, the construction of the future interchange is not considered part of the proposed project, although the interchange is assumed to be in place as part of the cumulative conditions within the Transportation Impact Analysis in the Draft Environmental Impact Report (Draft EIR).

Although Suvik intends to process a site-specific Development Review Permit subsequent to certification of this environmental document, for purposes of a conservative analysis, a conceptual building orientation plan for the Suvik Property has been prepared to provide site-specific information regarding conceptual building orientation to facilitate project-level review and analysis hereunder. For the purposes of analysis in this Draft EIR, buildout of the Suvik Property is estimated to consist of a maximum total of approximately 1,023,660 square feet of warehouse/distribution and/or manufacturing uses, which conservatively reflects the maximum allowable density per acre identified in the NEI Specific Plan.

The proposed project also includes demolition of existing agricultural buildings, removal of existing trees and crops, installation of related on- and off-site road and utility improvements to serve the proposed project, and grading of a total of approximately

450,000 cubic yards, which would be balanced on-site. Of the approximately 450,000 cubic yards of material graded, approximately 300,000 cubic yards would occur on the Dermody Property, with the remaining approximately 150,000 cubic yards occurring on the Suvik Property.