

## Notice of Determination

**To:**  
Office of Planning and Research  
[CEQA Submit](#)

**From:**  
Department of Fish and Wildlife  
Bay Delta Region  
2825 Cordelia Road, Suite 100  
Fairfield, CA 94534  
Contact: Andrea Boertien  
Email: [Andrea.Boertien@wildlife.ca.gov](mailto:Andrea.Boertien@wildlife.ca.gov)  
Phone: (707) 317-0388



Lead Agency  
City of Tracy  
333 Civic Center Plaza  
Tracy, CA 95376  
Contact: Bill Dean  
Email: [william.dean@cityoftracy.org](mailto:william.dean@cityoftracy.org)  
Phone: (209) 831-6400

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code section 21108

**State Clearinghouse Number:** 2013102053

**Project Title:** Tracy Hills Phase 2B Project (Lake or Streambed Alteration Agreement No. EPIMS-SJN-41096-R3)

**Project Location (San Joaquin County):** The projects are located at three unnamed ephemeral drainages designated ED-2, ED-3, and ED-4 as follows:

1. Latitude 37.674765, Longitude -121.480742; Assessor's Parcel Number 251-060-025-000
2. Latitude 37.66348, Longitude -121.479248; Assessor's Parcel Number 251-060-025-000
3. Latitude 37.677479, Longitude -121.479075; Assessor's Parcel Number 251-060-025-000
4. Latitude 37.672003, Longitude -121.477999; Assessor's Parcel Number 251-060-025-000
5. Latitude 37.673012, Longitude -121.479248; Assessor's Parcel Number 251-060-025-000
6. Latitude 37.670090, Longitude -121.475921; Assessor's Parcel Number 251-060-024-000
7. Latitude 37.670090, Longitude -121.475921; Assessor's Parcel Number 251-060-024-000.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-SJN-41096-R3), pursuant to Fish and Game Code section 1602, to the project Applicant, John Stanek, Tracy Phase 2, LLC and Tracy Phase 3, LLC.

The project is limited to construction of Phase 2B, comprised of residential development and supporting infrastructure such as storm drain pipe inlets, outlets and rock slope protection (RSP) on approximately 185.3 acres within the Tracy Hills Specific Plan Area.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on **June 14, 2024** and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:  
Signature: Melissa Farinha Date: 6/17/2024  
Melissa Farinha, Environmental Program Manager

**Notice of Determination**

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Date Received for filing at OPR: \_\_\_\_\_