

City of Tracy, California
Notice of Preparation and Notice of Public Scoping Meeting
Tracy Northeast Industrial Business Park Project EIR

The City of Tracy is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Tracy Northeast Industrial Business Park (NEBP) Project (Project) identified herein.

Project location and setting: The Tracy NEBP Project is located on approximately 169 acres at the northeast corner of Grant Line Road and Paradise Road, in unincorporated San Joaquin County, adjacent to the northeastern boundary of the City of Tracy city limits and the Northeast Industrial (NEI) Specific Plan boundary, but within the City's Sphere of Influence (Assessor's Parcel Numbers 213-170-24, -25, -26, -27, and -48).

Project Description: The Dermody Properties and Suvik Farms, LLC (co-applicants) are proposing the Tracy NEBP 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 acres comprised of five parcels. The five parcels consist of two Dermody parcels (totaling 122.44 acres), and three Suvik parcels (totaling 46.61 acres).

The Draft EIR will examine most of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire Risk.

Comment Period: Consistent with the time limits mandated by State law, your input and/or comments must be received in writing no later than 5:00 p.m., February 10, 2025. Please send your input/comments (including your contact information) to Victoria Lombardo, City of Tracy, Community and Economic Development Department, 333 Civic Center Plaza, Tracy, CA 95376; or by email to *Victoria.Lombardo@cityoftracy.org*.

Scoping Meeting: On Wednesday, January 22, 2025, starting at 7:00 p.m. the City of Tracy will conduct a public scoping meeting during the Planning Commission meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the EIR.

All interested persons may join scoping meeting in person or by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following Event Number: **2553 243 8330** and Event Password: **Planning**, and may comment by phone by dialing (408) 418-9388 during the public comment portion of this item. If you have any questions regarding the scoping meeting, please contact Victoria Lombardo, Senior Planner, at (209) 831-6428 or *Victoria.Lombardo@cityoftracy.org*.