

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE  
PARADISE POINTE BUSINESS PARK PROJECT**

**LEAD AGENCY:** City of Tracy

**PROJECT LOCATION AND SETTING:** The Project site consists of approximately 52.7 acres located at the northwest corner of Chrisman Road and Paradise Avenue in the northeast quadrant of the City of Tracy, adjacent to State Route 205 to the north. The Project site is located on Assessor Parcel Numbers 213-06-12 and 213-06-13.

**PROJECT DESCRIPTION:** The proposed project would include development of two general light industrial warehouse buildings totaling 718,165 square feet (sf). Building A would be 466,977 sf and Building B would be 251,188 sf. One-hundred-and-six dock doors would be located along the east and west sides of Building A (38 dock doors on each side) and the east side of Building B (30 dock doors). In addition to the proposed industrial warehouses and supportive circulation, parking, and utility improvements, the project includes remediation of the approximately 10.2-acre Remediation Area in the southern portion of the Project site. The soil remediation will occur prior to development of the industrial uses. For more details regarding the project description and remediation activities, please see the Project Description in the attached Initial Study.

**INITIAL STUDY:** An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR. A copy of the Initial Study is available on the City's website at: <https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies>.

The Draft EIR will examine several of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Air Quality, Energy, Greenhouse Gases and Climate Change, Noise, Transportation, Cumulative Impacts, and Growth Inducing Impacts.

**COMMENT PERIOD:** Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, June 16, 2025. Please send your comments/input (including the name for a contact person in your agency) to: Attn: Victoria Lombardo, Senior Planner, Community and Economic Development Department, City of Tracy, 333 Civic Center Plaza, Tracy, CA 95376; or by e-mail to [Victoria.Lombardo@cityoftracy.org](mailto:Victoria.Lombardo@cityoftracy.org).

**SCOPING MEETING:** On June 11, 2025, at 7:00 p.m., the City of Tracy will conduct a public scoping meeting during the regularly scheduled Planning Commission meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the EIR. This meeting will be held in person in the Council Chambers, 333 Civic Center Plaza, Tracy, CA, and on-line via Webex, and interested parties may join the scoping meeting to review the proposed project exhibits and submit comments during that meeting. Representatives from the City of Tracy and the EIR consultant team will be available to address questions regarding the EIR process and scope. All interested persons may submit statements in writing via e-mail to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) before the start of the Planning Commission meeting at 7:00 p.m. Please identify this item in the subject line of your e-mail; or submit statements orally by visiting the City's WebEx Event at <http://cityoftracyevents.webex.com> and using the following Event Number: 2550-050-8626 and Event Password: Planning; or via phone by dialing (408) 418-9388, Access code: 2550-050-8626, during the public comment portion of this item. If you have any questions regarding the scoping meeting, contact Victoria Lombardo, Senior Planner, at (209) 831-6428 or [Victoria.Lombardo@cityoftracy.org](mailto:Victoria.Lombardo@cityoftracy.org).