

NOTICE OF DETERMINATION

To: X Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95812-3044

From: Public/Lead Agency
City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

Contact: Bill Dean, Asst. Development Services Director
Phone: (209) 831-6400

X County Clerk
County of San Joaquin
44 North San Joaquin Street
Second Floor, Suite 260
Stockton, CA 95202

SUBJECT: *Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code*

State Clearinghouse Number: 2013102053

Project Title: Tracy Hills Specific Plan Project

Project Applicant: Tracy Hills Project Owner, LLC

Project Location (include county):

The Project site is located on approximately 2,732 acres within the southwestern portion of the City of Tracy in San Joaquin County, in the vicinity of the existing Corral Hollow Road interchange and the future Lammers Road interchange with Interstate 580. The property is bordered by the Delta Mendota Canal to the north, the Union Pacific Railroad to the north, hillsides used for livestock grazing to the west and southwest, Corral Hollow Road to the southeast, and privately owned lands designated and zoned for aggregate extraction to the east.

Project Description:

The Tracy Hills Specific Plan Project, is anticipated to include the development of up to 5,499 residential dwelling units, over five million square feet of non-residential development, and related infrastructure to support the public and private improvements of the Project. The Project area was originally annexed into the City of Tracy ("City") in 1998. The Project that is the subject of this Notice of Determination consists of a comprehensive update to the Tracy Hills Specific Plan and a Development Agreement that applies to the area of the Tracy Hills Specific Plan owned by the Project applicant, Tracy Hills Project Owner, LLC.

On April 5, 2016, after considering all the aspects of the Project, the City Council approved the Project by (1) certifying the Final Subsequent Environmental Impact Report ("SEIR") prepared for the project, making findings of fact, findings related to alternatives, adopting a statement of overriding considerations, and adopting a mitigation monitoring and reporting program in connection with the same; (2) approving a General Plan Amendment (GPA 13-0001); (3) approving the comprehensive update to the Tracy Hills Specific Plan (SPA 13-0001); (4) introducing for first reading an ordinance to amend to the Tracy Municipal Code to add the Tracy Hills Specific Plan Zone (ZA 13-0003); (5) approving a comprehensive update to the Tracy Hills Storm Drainage Master Plan; (6) introducing for first reading an ordinance to adopt a development agreement (DA 13-0001); (7) approving a large-lot Vesting Tentative Subdivision Map for Phase 1A (TSM 16-0001); and (8) approving a small-lot Vesting Tentative Subdivision Map for Phase 1A (TSM 13-0005).

This is to advise that the City Council of the City of Tracy has approved the above described
(Lead Agency or Responsible Agency)
Project on April 5, 2016 and has made the following determinations regarding the above
(Date)
described Project:

1. The Project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this Project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this Project.
5. A Statement of Overriding Considerations [was [was not] adopted for this Project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final Subsequent Environmental Impact Report, with comments and responses and record of project approval, are available to the General Public at:
Tracy City Hall, Development Services Department, 333 Civic Center Plaza, Tracy, CA 95376

Signature (Public Agency):  Title: Assistant Development Services Director

Date: April 6, 2016

Date Received for filing at OPR _____