



NOTICE OF DETERMINATION

TO:  Office of Planning & Research  
P. O. Box 3044, Room 212  
Sacramento, California 95812-3044  
 County Clerk, County of San Joaquin

FROM: San Joaquin County  
Community Development Department  
1810 East Hazelton Avenue  
Stockton, California 95205

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

State Clearinghouse Number: 2020110406

PROJECT TITLE: Site Approval No. PA-1900208 and Environmental Impact Report No. PA-2000162

PROJECT LOCATION: The project site is located on the south side of W. Schulte Rd., 4,180 feet west of S. Lammers Rd., Tracy, San Joaquin County. (APN/Address: 209-240-23 / 14800 W. Schulte Rd., Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: Site Approval application to develop a warehouse distribution facility (Use Type: Wholesaling and Distribution, Light) with 3 buildings totaling 679,370 square-feet (Building A 231,340 square-feet; Building B 281,710 square-feet; and Building C 166,320 square-feet). The project proposes the utilization of private wells for water supply, a septic system for sewage disposal, and 3 on-site retention basins for storm drainage. All existing equipment/buildings will be demolished. The project site has direct access to W. Schulte Rd. The parcel is not under a Williamson Act Contract.

The Property is zoned I-G (General Industrial) and the General Plan designation is I/G (General Industrial).

PROPONENT: LBA Fund VI-MM Industrial, LLC / Net Development Company

This is to advise that the San Joaquin County Community Development Department has approved the above described project on February 28, 2022, and has made the following determinations regarding the above described project:

1. The project will have a significant effect on the environment, and a Statement of Overriding Considerations was adopted.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval, Final Environmental Impact Report, and certification is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  Date: 2-28-22

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

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