

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: International Park of Commerce Phase 2

Lead Agency: <u>San Joaquin County</u>	Contact Person: <u>Robby Thacker</u>
Mailing Address: <u>1810 E Hazelton Avenue</u>	Phone: <u>209-468-0291</u>
City: <u>Stockton</u> Zip: <u>95202</u>	County: <u>San Joaquin</u>

Project Location: County: San Joaquin City/Nearest Community: Tracy
 Cross Streets: W Schulte Road/ S Lammers Road Zip Code: 95377

Longitude/Latitude (degrees, minutes and seconds): 37 ° 43 ' 22.6 " N / 121 ° 29 ' 21.5 " W Total Acres: 284.3

Assessor's Parcel No.: 209-240-36, -37, 209-250-10, -37 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: Delta-Medota Canal
 Airports: Tracy Municipal Railways: _____ Schools: John C. Kimball High School

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input checked="" type="checkbox"/> Industrial: Sq.ft. <u>5.3 M</u> Acres <u>284.3</u> Employees _____	<input checked="" type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

General Agriculture-40-ac. minimum (zoning)/ General Agriculture (A/G) (General Plan)

Project Description: (please use a separate page if necessary)

see attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 31, 2023 Ending Date May 1, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stantec Consulting Services, Inc.</u>	Applicant: <u>Prologis</u>
Address: <u>1340 Treat Boulevard</u>	Address: <u>Pier 1, Bay 1</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>San Francisco, CA 94111</u>
Contact: <u>Christine Abraham</u>	Phone: <u>415-733-9515</u>
Phone: <u>213-269-4262</u>	

Signature of Lead Agency Representative:  Date: 3-30-23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: The Project proposes to construct a new industrial development with approximately 5.36 million square feet of development, as well as new water and sewer treatment facilities. In addition, the proposed Project would construct extensions to planned roadways, Promontory Parkway and Pavilion Parkway, which would be continuations from proposed development west of the site, at International Park of Commerce Phase 1. Improvements and widening of West Schulte Road per the street standards within the proposed Specific Plan are also proposed. The proposed Project does not include any physical development as the proposed scope only proposes to amend the General Plan and Zoning, and establish a new Specific Plan for the site. Future development of the site will require additional entitlement review by the County and approval of additional permits, such as building permits, improvement and grading plans, tentative maps, and other necessary regulatory approvals.

The following is a brief description of the requested entitlements as part of the proposed Project:

General Plan Map Amendment: To amend the General Plan designation of approximately 284.3 acres currently designated General Agriculture (A/G) to General Industrial (I/G).

Zone Reclassification: To amend the Zoning designation of the 284.3 acres of land currently zoned General Agriculture (AG-40) to I-G and Specific Plan (SP-1).

Specific Plan: A comprehensive master plan for the overall development and build out of the International Park of Commerce Phase 2 project. The Specific Plan provides a focused framework of regulation to allow the phased build-out of the site with industrial, warehousing, and logistics buildings and supporting infrastructure. The plan provides detailed regulation on permitted land uses and site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. The plan proposes the construction of private onsite water, sewer, and storm drainage facilities to service the planned development.

The Specific Plan would provide for a wide range of uses, including primarily manufacturing, industrial, warehouse, logistics, distribution, and storage uses. Other permitted uses included in the Specific Plan include automotive related uses, truck related uses, utility uses, and ancillary uses. Not all of the uses permitted in the County's I-G zone generally will be permitted by the Specific Plan, which would be instead limited to the foregoing uses. The Project proposes to construct approximately 109.4 acres of industrial land use, 9.6 acres of dedicated roadway, sewer treatment facilities on a 1.6-acre parcel, and water treatment facilities on a 1.9-acre parcel.

Trucks and other vehicles would access the Project Area from both Interstate 580 and 205 at Mountain House/International Parkway. Mountain House Parkway, West Schulte Road, proposed Pavilion Parkway, and proposed Promontory Parkway would be designated as the main truck routes to access Project uses. Truck route intersections would be designed to accommodate the large truck and trailer turning movements. The Project would include additional minor truck routes that would provide access to interior development.

The Project also includes additional Class I bikeways along Pavilion Parkway, Promontory Parkway, and Schulte Road that would allow for increased linkages and to provide additional safety for bicyclists by separating them from motor vehicles. The proposed roadways would have

separated, five-foot pedestrian sidewalks on both sides of Pavilion Parkway, Promontory Parkway, and Schulte Road to provide for safe and efficient pedestrian circulation within the Specific Plan Area. The proposed Project's roadway system would also facilitate the use of public transportation facilities by providing bus pull outs and passenger shelters.

Other Project features include surface parking lots, lighting, extensive landscaping, wayfinding and tenant signage, and the development of utility services required for the Project, including wells, an on-site public water treatment facility, an on-site public wastewater treatment facility, a dedicated fire system and fire storage facility, and bio-treatment and detention basins to provide for the treatment and storage of stormwater. Fire protection services are provided by Tracy Rural Fire District and the law enforcement services are provided by San Joaquin County Sheriff.

Project construction is anticipated by the applicant to occur in phases, with Phase 1 occurring within approximately five years, while full buildout of the Project is anticipated to be completed within ten years, depending on market conditions, demand and other relevant factors. Actual development of the Phase 1 area would be according to approved applications for tentative subdivision maps and individual, site-specific development projects to facilitate and implement development of the Project area consistent with the County's goals and policies.