



March 31, 2023

County of San Joaquin
Notice of Preparation of a Draft Environmental Impact Report and
Notice of Scoping Meeting
International Park of Commerce Phase 2 Project

Date: March 31, 2023

To: All Interested Agencies, Organizations, Persons and State Clearinghouse

From: San Joaquin County

Subject: Notice of Preparation of a Draft Environmental Impact Report, availability of an Initial Study, and Notice of Public Scoping Meeting for the International Park of Commerce Phase 2 Project. The Project consists of a General Plan Amendment, Zone Reclassification, and Specific Plan to establish a new industrial and warehousing development with 5.3 million square feet of building space on 284.3 acres. (APNs: 209-240-36, 209-240-37, 209-250-10, 209-250-37)

Project Title: International Park of Commerce Phase 2 Project

Project Number: PA-2200032

Project Address: Project site is bisected by Schulte Road, east of the proposed extension of Pavilion Parkway, and south of the proposed extension of Promontory Parkway.

Project Applicant: Prologis, Inc.

Lead Agency/Contact: County of San Joaquin Community Development Department

Robby Thacker, Contract Planner
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
(209) 468-0291
rthacker@sjgov.org

Comment Period: March 31, 2023 – May 1, 2023

Public Scoping Meeting:

Date and Time: Monday, April 10, 2023 (6:30pm – 7:30pm)

Location: Lammersville Elementary School
16555 Von Sosten Road, Tracy, CA 95304

Notice of Preparation: This Notice of Preparation (NOP) with accompanying Initial Study (IS) has been prepared to notify agencies and interested parties that the County of San Joaquin (County), as Lead Agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with the International Park of Commerce Phase 2 (IPCP2) Project (the “Project”). The County is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming Draft EIR. In accordance with CEQA, the County requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the Draft EIR.

Public Scoping Meeting: The County has established a 30-day public scoping period commencing from March 31, 2023 – May 1, 2023. During the scoping period, the County’s intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners. A preliminary scoping meeting will be held on April 10, 2023 from 6:30 – 7:30pm at Lammersville Elementary School to provide a forum for community and agency input for the scope of the environmental review including content of the environmental information to be included for analysis in the Draft EIR, mitigation measures or Project alternatives to reduce potential environmental effects. *The Scoping Meeting is not a public hearing, and no decisions about the Project will be made at the Scoping Meeting.* A separate public hearing for entitlement requests will be scheduled after the completion of the Draft EIR. During this period, this NOP, Initial Study, and Specific Plan may be accessed electronically at the following link:

[Community Development | San Joaquin County \(sjgov.org\)](https://www.sjgov.org/CommunityDevelopment)

A hard copy of the IS/NOP is also available for review at the San Joaquin County Community Development Department on Monday throughout Friday from 8:00 a.m. to 12 p.m. and 1 p.m. to 5:00 p.m. (except during office closures):

**San Joaquin County Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205**

EIR Scoping Comments: All scoping comments must be received in writing by 5:00 p.m. on May 1, 2023, which marks the end of the 30-day public comment period on the preparation of the Draft EIR. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

**Robby Thacker, Contract Planner
County of San Joaquin Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
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Project Location and Area Land Uses: The Project area (Specific Plan Area) is located 60 miles east of San Francisco on the eastern slope of the Altamont Pass, adjacent to the City of Tracy and outside of its Sphere of Influence (SOI) within an unincorporated area of the County. The 284-acre area is bisected by West Schulte Road, east of the proposed extension of Pavilion Parkway, and south of the proposed extension of Promontory Parkway. The site is undeveloped and the West Side Irrigation District (WSID) Canal cuts through the northern portion of the development area. APNs 209-240-36 and 209-240-37 comprise the southern portion of the site, south of Schulte Road, while APNs 209-250-10 and APNs 209-250-37 make up the northern portion of the site.

Surrounding Uses: There are a variety of land uses and facilities within the vicinity of the Specific Plan Area. To the north is the Westside Specific Plan (formally called the Gateway Specific Plan), a 535-acre development that would construct a variety of commercial, institutional, and residential land uses. To the west of the Specific Plan Area lies the International Park of Commerce Phase 1 Specific Plan, which covers approximately 1,780 acres and allows commercial, office, business park industrial, and park uses, which are partially complete and still under active development. To the south of the site is land zoned for general agriculture uses, the Tracy Biomass plant, and the proposed LBA III Industrial Project. The Lammersville community (in unincorporated San Joaquin County) is located to the north of the Specific Plan Area, and consists of rural residential uses and agriculture. To the northwest of Lammersville is the unincorporated community of Mountain House, which at buildout will include a mix of residential, commercial, industrial, open space, and public facilities. Lands directly to the north and west are located within the City of Tracy.

The Project site is located within an area of the County that is used for both industrial and agricultural uses. The Project site itself is currently in agricultural use, with almond orchards planted across the site. There are approximately 100,000 almond trees that would be removed as part of the proposed Project. The majority of the site is unpaved, with the exception of Schulte Road. The WSID Canal is earthen-lined. There are no buildings or structures on the site. Regional access to the Project site is provided by two major transportation corridors, Interstate 205 and Interstate 580. The Project site is bisected by West Schulte Road.

General Plan and Zoning: The County's General Plan Land Use Map designates the Project site as General Agriculture (A/G) and categorizes the parcels within the Project site as AG-40-acres Zoning District. The purpose of the General Agriculture 40-acres District is to preserve agricultural lands for the continuation of commercial agricultural enterprises. Minimum parcel sizes within the AG Zone are 20, 40, 80, and 160 acres. The site is currently zoned as 40-acre parcels.

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.

Lead Agency Approval: The applicant is requesting approval of the following entitlements as part of the proposed Project:

- General Plan Amendment
- Zone Reclassification
- Specific Plan
- Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP)

Responsible Agencies: For the purposes of CEQA, the term "Responsible Agency" includes all public agencies (other than federal agencies) beyond the Lead Agency that have discretionary approval power over the project (CEQA Guidelines Section 15381). Discretionary approval power may include such actions as issuance of a permit, authorization, or easement needed to complete some aspect of the Project. Responsible Agencies may include, but are not limited to, the following:

- Byron-Bethany Irrigation District
- California Department of Conservation
- California Department of Transportation
- Central Valley Regional Water Quality Control Board
- Local Agency Formation Commission
- San Joaquin County Agricultural Commissioner
- San Joaquin County Assessor
- San Joaquin County Building Division/Plan Check
- San Joaquin County Public Works
- San Joaquin County Sheriff's Office
- San Joaquin Valley Air Pollution Control District
- South San Joaquin County Fire Authority
- State Water Resources Control Board
- Tracy Rural Fire District
- U.S. Army Corps of Engineers
- Westside Irrigation District

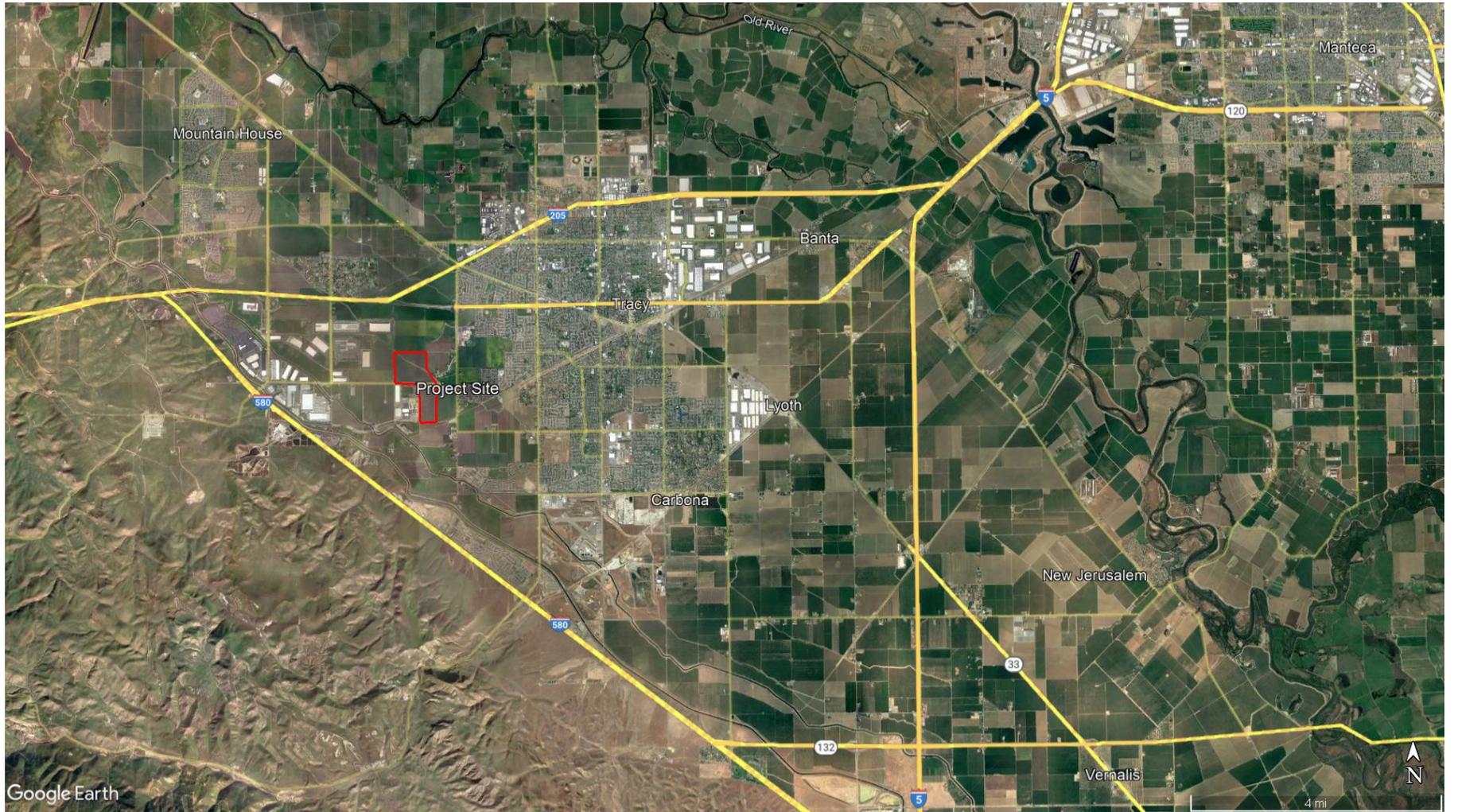
Potential Environmental Impacts of the Project: Based on the primary scope of the Project and preparation of an Initial Study, the County has determined that the Project could have a potentially significant environmental effect. Pursuant to CEQA Guidelines Section 15063, the County has determined that preparation of an Environmental Impact Report will be required, which will focus on the significant effects of the Project. The Project's potentially significant environmental effects

will be addressed in the forthcoming Draft EIR. The potential environmental effects to be addressed in the Draft EIR will include, but may not be limited to the following:

- **Aesthetics**
- **Air Quality**
- **Biological Resources**
- **Cultural Resources**
- **Energy**
- **Geology and Soils**
- **Greenhouse Gas Emissions**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**
- **Land Use**
- **Noise**
- **Population and Housing**
- **Public Services**
- **Recreation**
- **Transportation**
- **Tribal Cultural Resources**
- **Utilities and Service Systems**
- **Wildfire**

The Draft EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project Alternatives. Further detail about the Draft EIR's scope, including a discussion of less-than-significant impacts and potentially significant impacts, is available in the Initial Study. See further below for access instructions. A Notice of Availability will be published and circulated at a later date indicating that the Draft EIR will be available for public review and comment.

Attachments: Figure 1, Regional Project Location
 Figure 2, Project Site
 Figure 3, Site Plan



Project Location
San Joaquin County

Project
International Park of Commerce Specific Plan
Phase 2

Figure No.

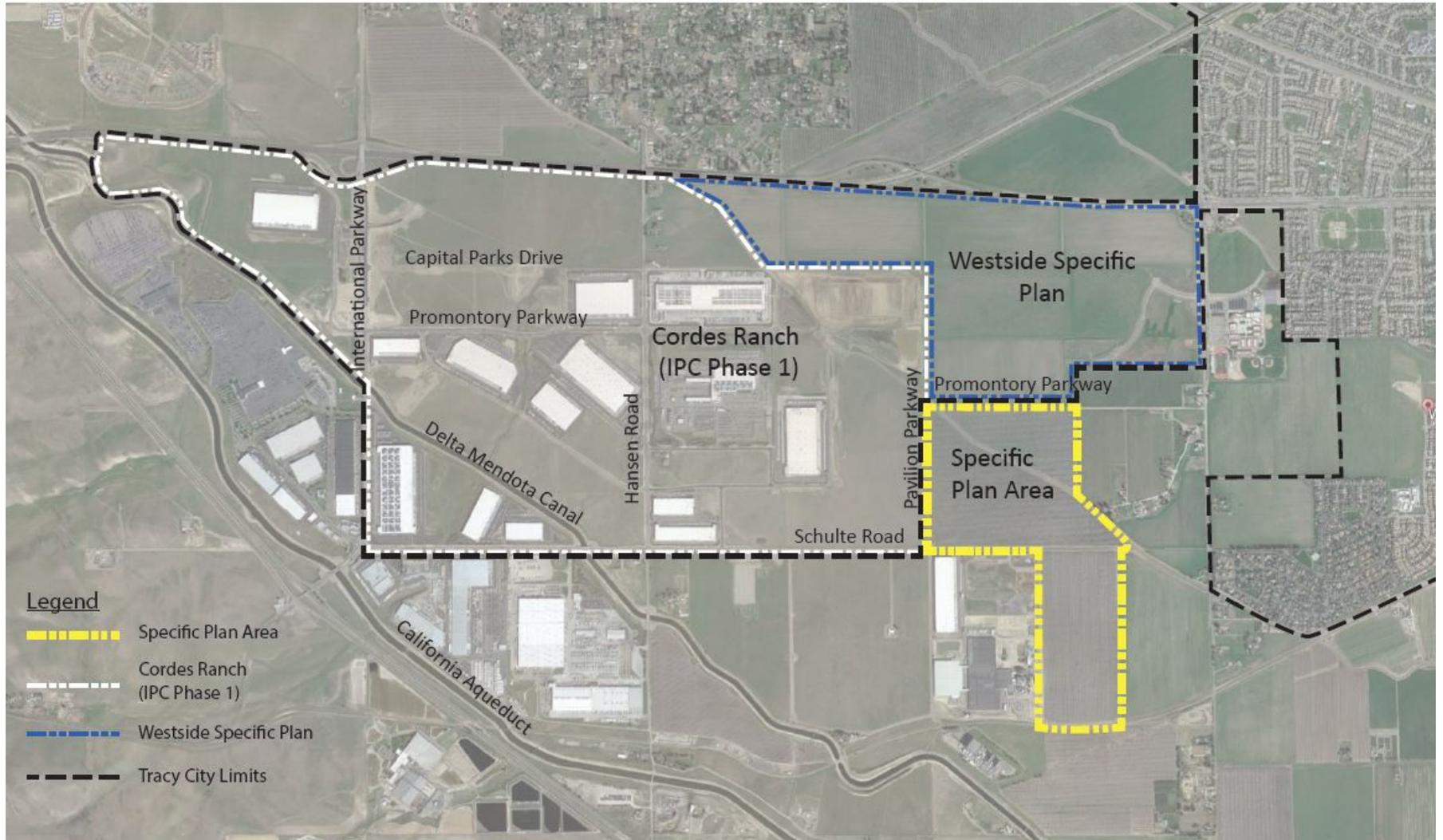
1

Title

Regional Project Location

NORTH





Project Location
San Joaquin County

Project
International Park of Commerce Specific Plan
Phase 2

Figure No.

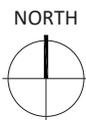
2

Title

Specific Plan Area

NORTH





Project Location
San Joaquin County

Client/Project
International Park of Commerce Specific Plan
Phase 2

Figure No.
3

Title
Site Plan