

Notice of Determination**Appendix D****To:**

☐ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: San Joaquin
 Address: 44 N. San Joaquin, Suite 260
Stockton, CA 95202

From:

Public Agency: City of Tracy
 Address: 333 Civic Center Drive
Tracy, CA 95376

Contact: Martin E. Vargas
 Phone: (209) 831-6438

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2011122015

Project Title: Time Extension for IPC Building 28

Project Applicant: HPA, Inc. (Property owner is Prologis, LP)

Project Location (include county): 5390 Promontory Parkway, APN 209-220-28, San Joaquin County

Project Description:

The Time Extension for IPC Building 28 project consists of approving a three-year extension to construct a 524,081 square foot industrial building and related site improvements on a 26.5-acre site. This project is consistent with the Cordes Ranch Specific Plan (CRSP) Final Revised Environmental Impact Report (EIR), certified by the City Council on September 3, 2013 (SCH# 2011122015). Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required. +

This is to advise that the City of Tracy has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 09/02/2026 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 EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Tracy City Hall, CED Department, 333 Civic Center Drive, Tracy, CA 95376

Signature (Public Agency):  Title: Associate Planner

Date: 09/10/2026

Date Received for filing at OPR: _____