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 # 2023040001

Project Title: International Park of Commerce Phase 2

Lead Agency: San Joaquin County
Contact Person: Brian Millar, Contract Planner
Mailing Address: 1810 East Hazelton Avenue
Phone: (209) 953-7509
City: Stockton
Zip: 95205
County: San Joaquin County

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.: 209-250-10 & -37, 209-240-36 & -37
Section: 25
Twp.: 2
Range: 4E
Base: SWSE
Within 2 Miles: State Hwy #:
Waterways: Delta-Medota Canal
Airports: Tracy Municipal
Railways:
Schools: John C. Kimball High School

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.)
- Other:

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other:

Local Action Type:

- ☐ General Plan Update
- ☒ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☒ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☒ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other:

Development Type:

- ☐ Residential: Units Acres
- ☐ Office: Sq.ft. Acres Employees
- ☐ Commercial: Sq.ft. Acres Employees
- ☒ Industrial: Sq.ft. 5,360,000 Acres 284.3 Employees 4,733
- ☐ Educational:
- ☐ Recreational:
- ☐ Water Facilities: Type MGD
- ☐ Transportation: Type
- ☐ Mining: Mineral
- ☐ Power: Type MW
- ☐ Waste Treatment: Type MGD
- ☐ Hazardous Waste: Type
- ☐ Other:

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☒ Economic/Jobs
- ☐ Fiscal
- ☒ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☒ Schools/Universities
- ☐ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☒ Other: Energy, greenhouse gas, tribal cultural

Present Land Use/Zoning/General Plan Designation:

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

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

See attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

X Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
X Caltrans District # 10
___ Caltrans Division of Aeronautics
X Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
X Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
___ Fish & Game Region # ___
X Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
___ Native American Heritage Commission

___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X Regional WQCB # 5
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
X Water Resources, Department of

X Other: San Joaquin Valley Air Pollution Control District
___ Other: ___

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

Starting Date June 19, 2026 Ending Date August 3, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Stantec Consulting Services Inc
Address: 400 North Lake Avenue, Suite 1080
City/State/Zip: Pasadena, CA 91101
Contact: Kaitlyn Heck
Phone: (626) 429-6692

Applicant: Prologis
Address: Pier 1, Bay 1
City/State/Zip: San Francisco, CA 94111
Phone: (415) 733-9445

Signature of Lead Agency Representative: CKing **Date:** 6/17/26

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

The Project proposes to construct a new industrial development with approximately 5.36 million square feet of development. Other Project features include surface parking lots, lighting, extensive landscaping, 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. 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.