

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE INTERNATIONAL PARK OF COMMERCE PHASE 2

Date: June 19, 2026

To: Responsible/Trustee Agencies, Other Public Agencies, Advocacy Groups and Interested Parties

Project Title: International Park of Commerce Phase 2 (Project)

Project Location: The project site is located on the north and south side of West Schulte Road, west of South Lammers Road, Tracy. (APN/Address: 209-250-10 & -37, 209-240-36 & -37 / 14320 W. Schulte Road, Tracy) (Supervisory District: 5)

Lead Agency: San Joaquin County

State Clearinghouse No.: 2023040001

Public Review Period: From June 19, 2026, through August 3, 2026, at 5:00pm

Contact (for questions or submitting comments): Brian Millar, Contract Planner
County of San Joaquin
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
Phone (209) 953-7509 or via email: bmillar@sjgov.org

The County of San Joaquin, as Lead Agency, completed a Draft Environmental Impact Report (Draft EIR) for the Project described below pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq.*, Title 14 California Code of Regulations, Section 15000 *et seq.* ("CEQA Guidelines")). The Draft EIR is being made available to the public in accordance with CEQA for a 45-day comment period. Written comments on the Draft EIR may be submitted to the mailing or email address listed above. All comments must be received no later than 5:00 PM on August 3, 2026.

The County will provide written responses to all comments which are received by the end of the public review period. Comments and responses will be included in the Final EIR and provided to the County of San Joaquin Planning Commission for its consideration and recommendations to the Board of Supervisors at a duly noticed public hearing, along with the Project entitlement applications. The Board of Supervisors will then consider certification of the Final EIR and action on the Project entitlements at a duly noticed public hearing.

PROJECT DESCRIPTION: Notice of this Project was previously provided as a Pre-Application and Notice of Preparation of a Draft EIR. The applicant is proposing a new industrial warehouse and logistics park called the "International Park of Commerce Specific Plan Phase 2" within the unincorporated area and outside of the Sphere of Influence of the City of Tracy. This Project is adjacent to, and serves as an expansion of, the International Park of Commerce that is located within the city limits of Tracy and west of the Project site. The Project would allow construction of industrial warehousing/logistics building space on approximately 284 acres of existing agricultural land. The Project includes the following entitlements:

General Plan Map Amendment No. PA-2200032: To amend the General Plan designation of approximately 284 acres currently designated General Agriculture (A/G) to General Industrial (I/G).

Zone Reclassification No. PA-2200032: To amend the Zoning designation of the approximately 284 acres of land currently zoned General Agriculture (A-G) to General Industrial (I-G).

Specific Plan No. PA-2200032: A comprehensive master plan for the overall development and build out of the International Park of Commerce Phase 2 project.

Tentative Map No. PA-2400049: A Major Subdivision application to subdivide 4 lots totaling 284 acres into 15 lots ranging in size from approximately 0.43 acres to 66.55 acres.

Development Agreement No. PA-2200032: A Development Agreement is being completed between the developer and San Joaquin County addressing terms for Project development, developer and County responsibilities related to the Project, provision of infrastructure, payment of fees, and related issues.

The Specific Plan would provide for a wide range of land uses, including primarily manufacturing, industrial, warehouse, logistics, distribution, and storage uses. 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 are also proposed. The proposed Project does not include any physical development as the proposed scope 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 review by the County for actions including review of Zoning Compliance applications, building permits, improvement and grading plans, and obtaining other necessary regulatory approvals.

Trucks and other vehicles would access the Project area from both Interstates 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 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 pedestrian sidewalks along 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 basins to provide for the treatment and storage of stormwater.

Phased construction is anticipated, 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.

POTENTIAL ENVIRONMENTAL EFFECTS: The Draft EIR analyzes potentially significant impacts associated with approval and implementation of the Project. The Draft EIR evaluates the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G. The Draft EIR provides an evaluation of the potential environmental

impacts of the proposed Project and recommends mitigation measures to reduce impacts to a less-than-significant level. However, the Draft EIR analysis has determined that implementation of the Project would result in significant and unavoidable environmental impacts to the following: Agricultural Resources, Greenhouse Gas Emissions and Transportation.

PUBLIC REVIEW: The Draft EIR has been prepared in accordance with Section 15084 of the CEQA Guidelines and will be circulated for a 45-day review period during which your written comments regarding the adequacy of the environmental analysis in the Draft EIR are welcomed. The Draft EIR comment period commenced on **June 19, 2026, and continues through August 3, 2026.**

Printed copies of the Draft EIR, corresponding technical appendices and Project application documents are available for review during the public review period at:

- San Joaquin County Community Development Department – 1810 East Hazelton Avenue, Stockton

Electronic versions of the Draft EIR, technical appendices and Project applications are available for review online at: <https://sjgov.org/departments/cdd/planning/documents>.

COMMENTS ON DRAFT EIR: Your written comments on the adequacy of the environmental analysis in the Draft EIR must be sent no later than 5:00 p.m. on August 3, 2026. Written comments on the adequacy of the Draft EIR can be made to:

County of San Joaquin
Community Development Department
Attn: Brian Millar, Contract Planner
1810 East Hazelton Avenue
Stockton, CA 95205
Email: bmillar@sjgov.org
Phone: (209) 953-7509

NEXT STEPS: Following the close of the public review period, all comments will be reviewed and responded to and a Final EIR will be prepared. The certification of the Final EIR along with the project development applications will then be considered by the Planning Commission and Board of Supervisors at duly noticed public hearings for action.