Appendix P Tribal Cultural Outreach Response

APPLICATION REFERRAL: Early Consultation
Public Hearing

Project Planner: Brian Millar PHONE: (209) 468-0291 FAX: (209) 468-3163 EMAIL: bmillar@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBER: PA-2200032 (GP, ZR, SP)**

PROPERTY OWNER: Ranjit S. & Nirmaljit K. Kaler et al.
9740 Ellsmere Way
Elk Grove, CA 95757

APPLICANT: Prologis
c/o Ali Harandi
Pier 1, Bay 1
San Francisco, CA 94111

PROJECT DESCRIPTION: This project was previously referred as a pre-application. A full application has now been submitted. The applicant is proposing a new industrial warehouse and logistics park called the "International Park of Commerce Specific Plan Phase 2." This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The project requires the following entitlement approvals:

General Plan Map Amendment No. PA-2200032: To amend the General Plan designation of approximately 284.3 acres currently designated General Agriculture (A/G) to General Industrial (I/G).

Zone Reclassification No. PA-2200032: To amend the Zoning designation of the 284.3 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. The Specific Plan provides a focused framework of regulation to allow the phased build-out of the site intended to develop with up to 6,907,745 square feet of warehouse and logistics buildings consistent with the surrounding development located within the City of Tracy. 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 Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is located on the north and south side of W. Schulte Rd., west of S. Lammers Rd., Tracy. (APN/Address: 209-250-10 & -37, 209-240-36 & -37 / 14320 W. Schulte Rd., Tracy) (Supervisorial District: 5)

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than September 6, 2022. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

AGENCY REFERRALS MAILED ON: August 9, 2022

TO:

SJC Board of Supervisors
SJC Agricultural Commissioner
SJC Assessor
SJC Building Division / Plan Check
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Mosquito Abatement
SJC Public Works
SJC Sheriff Communications Director
City of Tracy
Lammersville School District
Tracy Rural Fire District
Air Pollution Control District
San Joaquin Council of Governments
CA Regional Water Quality Control Board
CA Fish & Wildlife Region: 3
CA Native American Heritage Commission
Federal Emergency Management Agency
US Fish & Wildlife
Byron-Bethany Irrigation District
PG&E
Buena Vista Rancheria
California Tribal TANF Partnership
California Valley Miwok Tribe
North Valley Yokuts Tribe
United Auburn Indian Community
Farm Bureau
Haley Flying Service
Precissi Flying Service
Sierra Club

October 10, 2022

California Native American Heritage Commission
1556 Harbor Boulevard
West Sacramento, CA 95691

RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032

Dear California Native American Heritage Commission:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

This Project will be subject to preparation of an Environmental Impact Report, which will also evaluate cultural, historic and Tribal resources which may be present at the Project site. The Project would require an amendment to the County's General Plan and would entail adoption of a new Specific Plan and therefore, tribal consultation, in accordance with Senate Bill 18 (SB 18). Your name and contact information were provided to us by the California Native American Heritage Commission. The purposes of consultation under SB 18 are to consult on the preservation of, or the mitigation of impacts to, Native American Cultural Places, as defined in Public Resources Code 5097.993, and to protect the confidentiality of information concerning the same. Tribal participation is, therefore, important and we are hereby notifying you of the opportunity to consult with the County under SB 18 during our consideration of the General Plan and Specific Plan, and related Project entitlements.

These project documents are available at the following Drop Box link:
https://www.dropbox.com/scl/fo/zdxa23lhnpohj4cw4i3wr/h?dl=0&rlkey=nqoaa0ys740q0vkent24wtvk2

Please let us know if you have any issues accessing the link or files contained within.

In accordance with Government Code 65352.3(a)(2), we request a written response from you indicating your intent to consult on the proposed amendments within 90 days of the date of this letter. Please send your written response by January 8, 2023, to my attention at the County of San Joaquin, Community Development Department, 1810 E Hazelton Avenue, Stockton, CA 95205, or by email to rthacker@sjgov.org. Thank you and we look forward to your response.

Respectfully,

Robby Thacker
Project Planner

Attachments

October 10, 2022

United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032

Dear United Auburn Indian Community:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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Respectfully,

Robby Thacker
Project Planner

Attachments

October 10, 2022

North Valley Yokuts Tribe
PO Box 717
Linden, CA 95236

RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032

Dear North Valley Yokuts Tribe:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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Respectfully,

Robby Thacker
Project Planner

Attachments

October 10, 2022

California Valley Miwok Tribe
14807 Avenida Central
La Grange, CA 95329

RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032

Dear California Valley Miwok Tribe:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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Respectfully,

Robby Thacker
Project Planner

Attachments

October 10, 2022

California Tribal TANF Partnership
2522 Grand Canal Blvd, Suite 15
Stockton, CA 95207

RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032

Dear California Tribal TANF Partnership:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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Respectfully,

Robby Thacker
Project Planner

Attachments

October 10, 2022

Buena Vista Rancheria of Me-Wuk Indians
Cultural Resources Director
1418 20th Street, Suite 200
Sacramento, CA 95811

RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032

Dear Cultural Resources Director of the Buena Vista Rancheria of Me-Wuk Indians:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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Robby Thacker
Project Planner

Attachments

SAN JOAQUIN COUNTY
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

APPLICATION REFERRAL: Early Consultation
Public Hearing

Project Planner: Brian Millar PHONE: (209) 468-0291 FAX: (209) 468-3163 EMAIL: bmillar@sjgov.org

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APPLICANT: Prologis
c/o Ali Harandi
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San Francisco, CA 94111

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PROJECT LOCATION: The project site is located on the north and south side of W. Schulte Rd., west of S. Lammers Rd., Tracy. (APN/Address: 209-250-10 & -37, 209-240-36 & -37 / 14320 W. Schulte Rd., Tracy) (Supervisorial District: 5)

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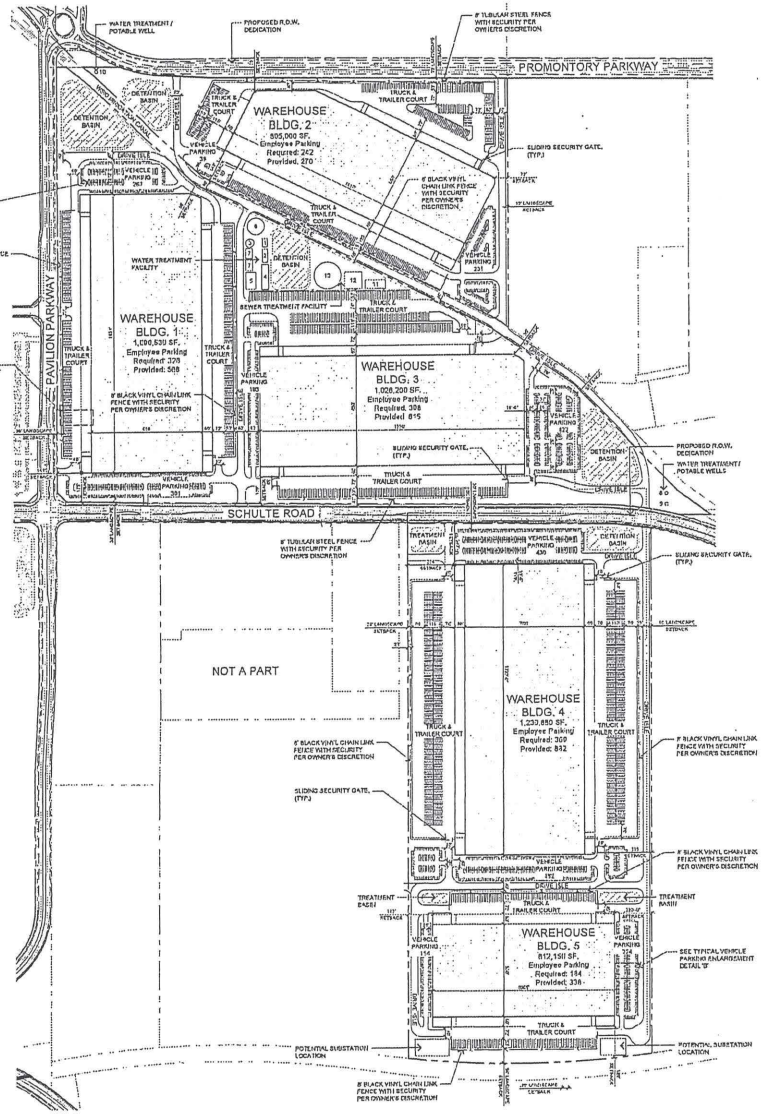
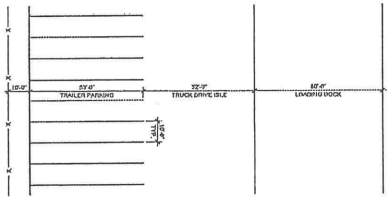
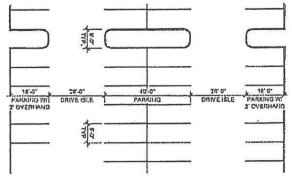
SITE PLAN
Application # PA2200032
Received By [illegible] On 17 Feb 22





(A) Typical Truck Court Parking Detail



(B) Typical Vehicle Parking Detail

Proposed Building Data

North Site

Building 1:	1,090,530 sf.
Building 2:	805,000 sf.
Building 3:	1,026,200 sf.
Total:	2,921,730 sf.

South Site

Building 5:	1,230,880 sf.
Building 6:	612,150 sf.
Total:	1,843,030 sf.

Total Building Area (North & South): 4,764,760 sf.

Proposed Parking Data

North Site

2,921,730 sf. / 1,000 sf. X 0.6 Employees = 1,754 Employees
1,754 Employees X 0.5 Parking Spaces = 877

Total Required Parking:	877 Stalls
Total Proposed Parking:	1,453 Stalls
Total Proposed Truck/Trailer Parking:	1,024 Stalls

South Site

1,843,030 sf. / 1,000 sf. X 0.6 Employees = 1,105 Employees
1,105 Employees X 0.5 Parking Spaces = 553

Total Required Parking:	553 Stalls
Total Proposed Parking:	1,220 Stalls
Total Proposed Truck/Trailer Parking:	720 Stalls

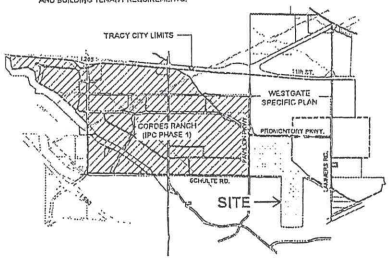
WATER TREATMENT FACILITY LEGEND

1 WELL PUMP, TREATMENT, PNEUMATICS, DISINFECTION & CONTROL (30' X 50')
2 BRINE PROCESSING AND HOLDING BUILDING (30' X 80')
3 WATER PROCESS HOLDING TANK (50' DIA.)
4 BRINE DRYING BEDS (40' X 150')
5 UTILITY MAINTENANCE BUILDING AND EQUIPMENT STORAGE
6 FIRE SYSTEM STORAGE TANK 1.2 MG (100' DIA.)
7 FIRE SYSTEM WELL AND BOOSTER PUMPS (40' X 60')
8 FIRE WATER WELL
9 POTABLE WATER WELL 1
10 POTABLE WATER WELL 2

SEWER TREATMENT FACILITY LEGEND

11 WASTE WATER TREATMENT AND SLUDGE DRYING
12 WASTE WATER EQUALIZATION
13 RECYCLED STORAGE TANK

NOTE:
SITE PLAN IS CONCEPTUAL ONLY AND MAY CHANGE DUE TO MARKET DEMAND AND BUILDING TENANT REQUIREMENTS.



VICINITY MAP
N.T.S

Scale 1"=250'
February 1, 2022

NORTH

DBA #2110

DB+A

IPC PHASE 2
CONCEPTUAL OVERALL SITE PLAN

SHEET 1 of 2