

Appendix Q Cumulative Projects Memorandum

To: Prologis Team and County of San
Joaquin

From: Stantec Consulting Services Inc.

File: IPC2 - 2042645300

Date: January 15, 2026

Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach

Stantec Consulting Services Inc. (Stantec) has prepared this memorandum (memo) to provide a summary of the approach to assessing cumulative effects for the Environmental Impact Report (EIR) of the proposed International Park of Commerce Phase 2 (IPC2) Project in San Joaquin County.

The following is an outline of the cumulative effects approach used to evaluate the combined impacts of proposed projects:

CUMULATIVE EFFECTS

According to Section 15130(a) of the State CEQA Guidelines, a project must consider cumulative impacts when its incremental effect is deemed cumulatively considerable. In CEQA Guidelines Section 15065(a)(3), cumulatively considerable is defined as the "incremental effects of an individual project being significant when viewed in connection with the effects of past projects, other current projects, and probable future projects." Additionally, the State CEQA Guidelines Section 15355 defines a cumulative impact as the combination of two or more individual effects that, when considered together, are substantial or compound and increase other environmental impacts. Cumulative impacts can arise from the collective influence of individually minor but collectively significant projects occurring over time.

As per the CEQA Guidelines:

Cumulative impacts pertain to the combined effects of two or more individual impacts that, when considered together, are substantial and contribute to other environmental impacts.

These individual impacts may stem from a single project or multiple distinct projects.

"The cumulative impact resulting from multiple projects is the change in the environment that occurs due to the incremental impact of the project when combined with other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can arise from the collective influence of individually minor but collectively significant projects occurring over a period of time." (CCR, Title 14, Division 6, Chapter 3, Section 15355)

Furthermore, as stated in the CEQA Guidelines:

The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the incremental effects of the proposed project are cumulatively considerable (CCR, Title 14, Division 6, Chapter 3, Section 15064[T][5]).

Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach

CUMULATIVE IMPACT SETTING

Cumulative impact discussions for each environmental issue area are provided within their respective impact sections. In accordance with the CEQA Guidelines, related projects are defined as "closely related past, present, and reasonably foreseeable probable future projects that would likely result in similar impacts and are located in the same geographic area" (CCR, Title 14, Division 6, Chapter 3, Section 15355).

A cumulative impact, as defined by the State CEQA Guidelines Section 15355, refers to the combined effects of two or more individual impacts that, when considered together, are significant, compound, or increase other significant environmental impacts. Cumulative impacts can arise from the collective influence of individually minor but collectively significant projects occurring over time (State CEQA Guidelines Section 15355). While the impact of a project may be less than significant on its own, it becomes considerable when evaluated in the cumulative context of other closely related past, present, and reasonably foreseeable projects. From the perspective of cumulative impact analysis, a considerable contribution is considered significant.

CEQA Guidelines Section 15130 outlines two primary methods for establishing the cumulative environment in which a project is evaluated: utilizing a list of past, present, and probable future projects, or adopting projections from a general plan, other regional planning documents, or a certified EIR associated with such planning documents. The cumulative analysis combines the "list" approach and the "projections" approach to identify the cumulative setting. The plan and projections approach relies on an adopted plan or reliable projection that describes the significant cumulative impact. Typically, the Draft EIR combines both the project list and projection approaches to generate the most reliable future projections.

GEOGRAPHIC SCOPE

The extent of the geographic area analyzed for cumulative impacts varies depending on the specific resource under assessment. The boundaries used to compile the list of past, present, and reasonably foreseeable projects, considered in the cumulative impact analysis, are determined by the geographic area associated with the environmental impacts of the proposed project.

In the Draft EIR, each resource section focuses on the specific geographic area directly relevant to the topic being discussed. For example, regional-level analysis is conducted for air quality impacts due to their regional nature, whereas aesthetic impact analysis only considers projects in the vicinity of the project site due to the localized nature of the impact.

The geographic area that could potentially be affected by the proposed project, in conjunction with other projects, varies depending on the type of environmental resource being evaluated. Table 1 in the document provides information on the geographic area and the evaluation method used for the cumulative analysis of each resource area. The geographic scope of each resource topic is determined based on the area that could potentially be affected within the cumulative context. It is important to note that some resource areas may only have localized impacts and may not contribute to the cumulative context, depending on the potential impacts caused by related projects in the County, region, service area, immediate project vicinity, or not at all.

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Table 1: Geographic Scope of Cumulative Impact and Method of Evaluation

Resource Topic	Geographic Area	Method of Evaluation
Aesthetics	Immediate project vicinity	Projects
Agricultural and Forestry Resources	County	Projects and Projections
Air Quality	Local (toxic air contaminants) Air Basin (construction-related and mobile sources)	Projects and Projections
Biological Resources	Immediate project vicinity	Projects
Cultural and Historical Resources	Project site only (does not contribute to cumulative impacts)	Projects
Energy	Utility provider service area	Projects and Projections
Geology and Soils	Project site only (does not contribute to cumulative impacts)	Projects
Greenhouse Gas Emissions and Climate Change	State	Projections
Hazards and Hazardous Materials	Project site only (does not contribute to cumulative impacts)	Projects
Hydrology and Water Quality	Immediate project vicinity and region	Projects and Projections
Land Use and Planning	Immediate project vicinity	Projects
Noise	Immediate project vicinity (effects are highly localized)	Projects
Population and Housing	County	Projects and Projections
Public Services	Immediate project vicinity and County	Projects and Projections
Recreation	Does not contribute to cumulative impacts	Projects and Projections
Transportation	Immediate project vicinity and region	Projects and Projections
Tribal Cultural Resources	Project site only (does not contribute to cumulative impacts)	Projects
Utilities and Service Systems	Immediate project vicinity and region	Projects and Projections
Wildfire	Immediate project vicinity and region	Projects and Projections

Notes:

Projects = the use of a list of past, present, and reasonably foreseeable projects

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Resource Topic	Geographic Area	Method of Evaluation
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Projections = the use of projections contained in relevant planning documents

LIST OF RELATED PLANS AND PROJECTS

The cumulative analysis in this study focuses on a restricted list of past, present, and probable future projects within the vicinity of the project site. These projects, which may have a cumulative effect on the project area's resources, are referred to as "related projects" for the purpose of this discussion.

Table 2 presents the related projects provided to Stantec by Robby Thacker on behalf of San Joaquin County, on April 6, 2023. Additionally, Stantec reviewed an updated list provided by Brian Millar on behalf of San Joaquin County on January 9, 2026. The listed projects encompass those located in the City of Tracy, its sphere of influence (SOI), and unincorporated San Joaquin County.

This table provides a comprehensive list of all projects submitted by the County, including their names, locations, brief descriptions, application statuses, and whether they have been screened out as related projects for the cumulative impact analysis. Each project underwent research to determine its review process status, approval status, or pending status. For projects that had associated CEQA documents, the results of the respective environmental assessments were used to evaluate their potential cumulative contribution.

Projects were screened out from cumulative impact analysis based on the provided descriptions for various reasons. These include being small projects with short-term impacts not expected to contribute to cumulative impacts, being located within the SOI without applications submitted to the City and considered too speculative, having a Negative Declaration or Notice of Exemption (NOE) prepared, or being otherwise exempt from CEQA and unable to contribute cumulatively. Some projects lacked available CEQA documents or other information. For these projects, determinations were made based on the project description, aerial imagery, online research, and other available information to assess their characteristics for further consideration and inclusion in the related projects list.

Table 2: List of Related Projects

	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
1.	City of Tracy	15 Duplexes, 2 Triplexes and 1 SFD	SWC W. Mt Diablo Ave & S. C Street	37 residential units on 3.38 acres	Under City Review	Yes small project, short term impacts
2.	City of Tracy	2 Industrial Buildings (Costco Annexation)	16000 W. Schulte Road	1,812,279 sf of industrial use	Under City Review	No

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
3.	City of Tracy	3-Story Multi Use Building	1000 N Central Avenue	6,002 multi-use building	Approved	Yes small project, short term impacts
4.	City of Tracy	3-Story Retail and Office Building	28 W 8th Street	4,076 sf of retail and office space	Approved	Yes small project, short term impacts
5.	City of Tracy	4- Story Commercial & Affordable Apartments (The Junction)	601 N. Central Avenue	46 residential and commercial units	Approved	Yes small project, short term impacts
6.	City of Tracy	4-Story Hotel (Extended Stay America Premier Suites)	N Side of Joe Pombo Pkwy, N of Grant Line Road	54,902 sf of hotel use	Approved	Yes small project, short term impacts
7.	City of Tracy	4-Story Hotel (Studio-6)	500 W Larch Road	34,966 sf of hotel use	Under City Review	Yes small project, short term impacts
8.	City of Tracy	4-Story Hotel (Tru by Hilton)	2605 W. Grant Line Road	39,275 sf of hotel use	Under City Review	No
9.	City of Tracy	7-Eleven Convenience Store	3379 N. Tracy Blvd	3,010 sf of commercial space	Under Construction	Yes small project, short term impacts
10.	City of Tracy	Avenues	12650 W. Valpico Road	480 residential units on 95.83 acres	Approved	No
11.	City of Tracy	BJ's Restaurant	2770 Naglee Road	70,785 sf restaurant	Under City Review	Yes small project, short term impacts
12.	City of Tracy	Byron Apartments	2660 Byron Road	60 residential units	Approved	Yes small project, short term impacts

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
13.	City of Tracy	Byron Road Duplexes	3030 Byron Road	6 multi-family residential units	Approved	Yes small project, short term impacts
14.	City of Tracy	Byron Road TSM	2660 W Byron Road		Under City Review	Yes small project, short term impacts
15.	City of Tracy	Carbon Dioxide Removal Facility	4750 Holly Drive	13,000 sf industrial space	Approved	Yes small project, short term impacts
16.	City of Tracy	Collin Avenue Duplexes	178 Collin Avenue	10 multi-family residential units	Under Construction	Yes small project, short term impacts
17.	City of Tracy	Commercial Building Shell	Auto Plaza Dr. west of Naglee Road	27,336 sf commercial use	Approved	No
18.	City of Tracy	Convenience Store and Gas Station (Edgewood Commercial Center)	SEC Corral Hollow/ Middelfield Drive	3,884 sf commercial use and gas station	Under Construction	Yes small project, short term impacts
19.	City of Tracy	Cordes Ranch - Marriott Courtyard, West Parkway Village	International Pkwy/I-205	62,000 sf of mixed commercial space part of the larger Cordes Ranch development	Approved	No
20.	City of Tracy	Cordes Ranch - Promontory Station	815 International Pkwy	30,330 sf of mixed commercial space part of the larger Cordes Ranch development	Approved	No

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
21.	City of Tracy	Cordes Ranch Building 13	6050 Promontory Pkwy	150,159 sf of mixed commercial and industrial space part of the larger Cordes Ranch development	Under City Review	No
22.	City of Tracy	Cordes Ranch Building 18	5070 Promontory Pkwy	1,319,092 sf of mixed commercial and industrial space part of the larger Cordes Ranch development	Under City Review	No
23.	City of Tracy	Cordes Ranch Building 2	6551 Schulte Road	375,696 sf of mixed commercial and industrial space part of the larger Cordes Ranch development	Under Construction	No
24.	City of Tracy	Cordes Ranch Building 28	5390 Promontory Pkwy	524,081 sf of mixed commercial and industrial space part of the larger Cordes Ranch development	Under City Review	No
25.	City of Tracy	Cordes Ranch Central Green	Cordes Ranch	31-acre park and open space area part of the larger Cordes Ranch development	Under Construction	No
26.	City of Tracy	Cordes Ranch West Parkway Village Multi-Tenant Building	Cordes Ranch	1.96-acre mixed use development	Approved	No
27.	City of Tracy	Cordes Ranch – Gas Station, Convenience Store, and Car Wash - Chevron (West Parkway Village)	International Pkwy/I-205	1.16-acre mixed use commercial part of larger Cordes Ranch development	Under Construction	No

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
28.	City of Tracy	Corral Hollow Car Wash	4600 S Corral Hollow Road	1.26-acre car wash service business	Under City Review	Yes small project, short term impacts
29.	City of Tracy	Diaz Duplexes	4th and C Street	4 multi-family units	Under Construction	Yes small project, short term impacts
30.	City of Tracy	Dual Hotels (Avid Hotel & Candlewood Suites Hilton Garden Inn)	3095 N Corral Hollow Road	110,512 sf of hotel and commercial use	Under City Review	Yes small project, short term impacts
31.	City of Tracy	Dutch Brothers & Multi-Tenant Retail Building	3140 W Grant Line Road	9,914 sf of mixed commercial use	Under City Review	Yes small project, short term impacts
32.	City of Tracy	East 8th Street Apartments	21, 25, & 29 E. 8th Street	5 for-sale residential units	Approved	Yes small project, short term impacts
33.	City of Tracy	Ellis Phase 2	Ellis Town Drive	106-acre neighborhood development park of larger Ellis Specific Plan	Under Construction	No
34.	City of Tracy	Ellis Phase 3	4260 Lammers Road	74-acre neighborhood development part of larger Ellis Specific Plan	Under Construction	No
35.	City of Tracy	Ellis RE Lots/Limited Use Area	SE area of Ellis SP	41.87-acre mixed-use development part of larger Ellis Specific Plan	Approved	No
36.	City of Tracy	Gas Station, Car Wash, Retail and QSRs (Triangle Plaza)	3788 N. Tracy Blvd	0.71-acre mixed use commercial	Under City Review	Yes small project, short term impacts

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
37.	City of Tracy	GH Logistics Truck Repair	1428 Mariani Court	1.4-acre industrial use	Under Construction	No
38.	City of Tracy	Golden Springs and Corbett Lane	South side of I-205, at Golden Springs Drive	10.54-acre residential use	Under City Review	No
39.	City of Tracy	Golden State Fire - Fire Apparatus		55,226 sf industrial use	Under City Review	No
40.	City of Tracy	Hollingsworth Trailer Lot and Guardhouse	2259 E. Grant Line Road	11.3-acres of industrial and commercial use	Under City Review	No
41.	City of Tracy	Johnny's Diner-Outdoor Eater	22 E. 9th Street	3,043 sf commercial use and restaurant	Under City Review	No
42.	City of Tracy	La Quinta Hotel	565 Clover Road	48,845 sf of hotel and commercial use	Under Construction	No
43.	City of Tracy	Larkspur Basin Lots	DeBord Drive and Cairo Court	1.89-acre mixed residential use	Approved	No
44.	City of Tracy	Marriot Hotel	3550 N. MacArthur Drive	58,800 sf hotel development	Under Construction	No
45.	City of Tracy	Martin's Paving Inc. New Building	3880 Holly Drive	58,268 sf mixed commercial and industrial use	Under City Review	No
46.	City of Tracy	Monopine-250 W Mt. Diablo Ave	250 W Mt Diablo		Under City Review	No
47.	City of Tracy	NEI Building 4	1269 E. Grant Line Road		Under Construction	No
48.	City of Tracy	Office Building (JR Trucking Permits, Inc	324 W 11th Street	1,250 sf mixed use	Under City Review	Yes small project, short term impacts
49.	City of Tracy	Paradise Pointe Business Park	3601 Pescadero	57.2-acre mixed use development	Under City Review	No

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50.	City of Tracy	Renewable Energy Power Plant	9251 W Arbor Avenue	1.71-acre industrial use	Under Construction	Yes small project, short term impacts
51.	City of Tracy	Retail Building	316 Eleventh Street	0.16-acre commercial use	Approved	Yes small project, short term impacts
52.	City of Tracy	Retail Building	60 E 10th Street	0.169acre commercial use	Under City Review	Yes small project, short term impacts
53.	City of Tracy	Retail Center and Apartments (The Station)	NEC S. Tracy Blvd & Gandy Dancer Drive	28.71-acre industrial/mixed use/residential	Under City Review	No
54.	City of Tracy	RNG Fueling Station and Parking Lot	2200 N. Chrisman Road	5-acre site	Approved	Yes small project, short term impacts
55.	City of Tracy	Rocking Horse (Version 2)	Lammers Road north of Schulte Road	226 single family residential development	Under City Review (v.1 approved – 2015 MND)	No
56.	City of Tracy	Rod-Singh Apartments	508 & 522 W. Grant Line Road	24 residential apartments	Approved	Yes small project, short term impacts
57.	City of Tracy	San Joaquin County Car Wash	430 W 11th Street	4,500 sf carwash and service	Under City Review	Yes small project, short term impacts
58.	City of Tracy	SANSUB Apartments	2480 W. Byron Road	9 residential apartments	Approved	Yes small project, short term impacts

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
59.	City of Tracy	Savi Commercial Center	3280 W. Grant Line Road	1.36-acre mixed commercial use	Under Construction	Yes small project, short term impacts
60.	City of Tracy	Schulte Warehouse/ Annexation	16286 W. Schulte Road	217,466 sf mixed commercial and industrial use	Under City Review	No
61.	City of Tracy	Seefried - 3 New Industrial Buildings	7191 W. Grant Line Road	1,035,500 sf industrial development	Under Construction	No
62.	City of Tracy	Seefried LI Building (NEI)	1651 E Grant Line Road	335,157 sf industrial development	Under City Review	No
63.	City of Tracy	Single-Story Car Wash Building and Vacuum Stalls	150 W. Grant Line Road	3,416 sf car wash and service	Approved	Yes small project, short term impacts
64.	City of Tracy	Starbucks, Burger King, Gasoline Station & Store, Car Wash	630 E. 11th Street	0.94-acre mixed commercial use development	Under Construction	Yes small project, short term impacts
65.	City of Tracy	Tracy Alliance - 4 Industrial Buildings (Annexation)	6599 W. Grant Line Road	122.39-acre mixed commercial and industrial use	Under City Review	No
66.	City of Tracy	Tracy Apartments	2450 & 2460 Byron Road	11 residential units	Under City Review	Yes small project, short term impacts
67.	City of Tracy	Tracy Assisted Living & Memory Care	South of Grant Line, west of Corral Hollow	87,107 sf assisted living and residential use	Approved	Yes small project, short term impacts
68.	City of Tracy	Tracy Hills Commerce Center	29592 S. Corral Hollow Road	97.53-acre mixed commercial and industrial use	Under City Review	No

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
69.	City of Tracy	Tracy Hills KT Project (Hillview)	Tracy Hills Drive east of Corral Hollow	36-acre mixed residential development	Under Construction	No
70.	City of Tracy	Tracy Hills Phase 1A (includes revision to 7C)	Tracy Hills Drive west of Corral Hollow	367-acre mixed residential development	Under Construction	No
71.	City of Tracy	Tracy Hills Phase 1B	Tracy Hills Drive west of Phase 1A	434 mixed residential units part of Tracy Hill Specific Plan	Under Construction	No
72.	City of Tracy	Tracy Hills Phase 1C	Lammers Road SE of California Aqueduct	293 mixed residential units part of Tracy Hill Specific Plan	Under City Review	No
73.	City of Tracy	Tracy Hills Phase 2	Tracy Hills south of I-580	1,517 mixed residential units part of Tracy Hill Specific Plan	Approved	No
74.	City of Tracy	Tracy Hills Phase 5	Lammers Road between the Delta Mendota Canal & California Aqueduct	1,390 mixed residential units part of Tracy Hill Specific Plan	Under City Review	No
75.	City of Tracy	Tracy Lakes Amenity Center	1958 Valpico Road	5-acre mixed commercial use development	Under City Review	Yes small project, short term impacts
76.	City of Tracy	Tracy Pavilion	Lammers Rd, N of Grant Line	129.7-acre residential and commercial development area	Under City Review	No
77.	City of Tracy	Tracy Senior Living	301 West Street	81 unit assisted living and residential use	Under City Review	Yes small project, short term impacts

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
78.	City of Tracy	Tracy Village	SEC Valpico Rd. & Corral Hollow Rod	135 acre residential and shared use development	Under Construction	No
79.	City of Tracy	Triad One Story Medical Office Building	Orchard Pkwy. And Grant Line Road	10,000 sf medical office development	Approved	Yes small project, short term impacts
80.	City of Tracy	Two Warehouse-Office Buildings	3301 Mars Court	32,885 sf mixed office use	Under City Review	Yes small project, short term impacts
81.	City of Tracy	Valpico Glenbriar Apartments	351 E. Valpico Road	264 units for sale apartment	Under Construction	Yes Negative Declaration
82.	City of Tracy	Warehouse with Office	1850 N. Chrisman Road	90,000 sf mixed office and industrial space	Approved	Yes small project, short term impacts
83.	City of Tracy	Westside Ranch	SEC 11th Street and Lammers Road	415 single family home, residential community	Under City Review	No
84.	City of Tracy	Westside Specific Plan	SWC Lammers Rd. and Eleventh St.	535-acres mixed residential development	Under City Review	No
85.	City of Tracy SOI	Bright	11th Street & Lammers Road	Northeast intersection is residential surrounded by active agricultural land	Not Yet Under City Review	Yes SOI project with no application submitted, too speculative
86.	City of Tracy SOI	Bright/Castro	Josephine Drive & Tennis Lane	Partially graded site with agricultural use	Not Yet Under City Review	Yes SOI project with no application submitted, too speculative

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87.	City of Tracy SOI	UR1	MacArthur Drive & Schulte Road	Partially graded site with agricultural use	Not Yet Under City Review	Yes SOI project with no application submitted, too speculative
88.	City of Tracy SOI	Tracy Hills (other future phases)	Corral Hollow Road & 580	647-acre mixed residential and commercial development part of Tracy Hills Specific Plan	Not Yet Under City Review	Yes SOI project with no application submitted, too speculative
89.	City of Tracy SOI	Gateway/Westside Specific Plan	Lammers Road & 11th Street	353-acre mixed residential and commercial development part of West Hills Specific Plan	Not Yet Under City Review	No included in Westside Specific Plan
90.	City of Tracy SOI	I-205 Expansion	Naglee and Larch Roads	This intersection is 0.75 mile north of I-205 in partial ag land	Not Yet Under City Review	No included in I-205 Specific Plan
91.	City of Tracy SOI	Larch Clover	Larch/Clover	These streets don't intersect and are bisected by I-205, surrounding area is residential and commercial	Not Yet Under City Review	Yes SOI project with no application submitted, too speculative
92.	City of Tracy SOI	Rocha	MacArthur Drive and Eastlake	Partially graded site with agricultural use	Not Yet Under City Review	Yes SOI projects with no application submitted, too speculative
93.	City of Tracy SOI	Berg/Byron remainder	Berg/Byron Roads	Undeveloped parcel in residential area along railroad tracks	Not Yet Under City Review	Yes SOI projects with no application submitted, too speculative

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94.	San Joaquin County	PA-0500776	24500 S. Macarthur Drive, Tracy, 95376	Public refrigeration warehouse facility expansion	Under Construction	No
95.	San Joaquin County	PA-0600207	12100 W. Valpico Road, Tracy, 95377	48,349 sf regional church and K-8 school	Under Construction	Yes Negative Declaration
96.	San Joaquin County	PA-0600630	11770 W. Clover Road, Tracy, 95304	A religious assembly (having a total maximum seating capacity of 249 people); conversion of an existing 1,770 sq. ft. single family residence to a prayer hall (seating capacity 90), addition of four restrooms, and 30 parking spaces. phase two to be completed within two years and to consist of a proposed 19,600 sq. ft. two-story assembly hall, and 46 additional parking spaces.	Under Construction	No

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97.	San Joaquin County	PA-0800005	30703 S. MacArthur Drive, Tracy 95377	Expansion of an existing solid waste processing and recycling facility from 39.2 acres to 51.7 acres; the addition of 19,200 square feet to the existing 57,200 square foot material recovery facility and transfer station building; addition of 10,500 square feet to the existing maintenance and administration building; construction of a one mega-watt wood waste bio-mass gasification unit for on-site energy use only.	Under Construction	No
98.	San Joaquin County	PA-0800061	21400 S. Corral Hollow Road, Tracy, 95304	A religious assembly with a maximum capacity of 249 people with 6,058 sf multipurpose building which contains a prayer hall and conference room; the addition of 7,784 square feet to the multipurpose building for classrooms (religious study), library, and a community room.	Under Construction	Yes small project, short term impacts

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
99.	San Joaquin County	PA-1300003	26666 S. Hansen Road, Tracy, 95377	Construction of a 6,200 sf canine boarding and care facility.	Under Construction	Yes small project, short term impacts
100.	San Joaquin County	PA-1400084	26955 S. Hansen Road, Tracy, 95377	27,240 sf Industrial and commercial use trucking facility	Under Construction	No
101.	San Joaquin County	PA-1600049	29700 S. Ahern Road, Tracy, 95307	32,084 sf truck services and convenience facility	Under Construction	Yes NOE
102.	San Joaquin County	PA-1700153; PA-2000045; PA2100286	5225 W. Eleventh Street, Tracy, 95304	Truck services and convenience facility	Under Construction	Yes small project, short term impacts
103.	San Joaquin County	PA-1800159	18201 W. Grant Line Road, Mountain House, 95391	21,683 sf commercial mixed use	Under Construction	Yes NOE
104.	San Joaquin County	PA-1800207	28850 S. Tracy Blvd, Tracy, 95377	5,800 sf truck sales, services, and parking	Under Construction	Yes small project, short term impacts
105.	San Joaquin County	PA-1800244	3501 W Lehman Rd, Tracy, 95304	66,400 sf Agricultural (nut) processing/preparation facility	Under Construction	No
106.	San Joaquin County	PA-1800305	26106 S. Patterson Pass Road, Tracy, 95377	60,870 sf nursery sales and services – landscaping services	Under Construction	No
107.	San Joaquin County	PA-1800316	7300 W. Delta Avenue, Tracy, 95304	10,000 sf agricultural processing facility (poultry and small animal manufacturing	Under Construction	No

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108.	San Joaquin County	PA-1900127	16151 W. Grant Line Road, Tracy, 95304	60,233 sf regional religious assembly space	Under Construction	No
109.	San Joaquin County	PA-1900208	14800 W. Schulte Rd, Tracy, 95377	679,370 sf vehicle warehouse and distribution facility	Under Construction	No
110.	San Joaquin County	PA-1900234	12 W Lorenzen Road, Tracy, 95304	12,200 sf private recreational facility (water skiing) and open space/nature preserve	Pending/ In Review	Yes small project, short term impacts
111.	San Joaquin County	PA-2000003	54 W Conejo Court, Mountain House, 95391	3-acre parcel multi-use; educational services, recreation, and medical services	Under Construction	Yes small project, short term impacts
112.	San Joaquin County	PA-2000065	17400 W. Bethany Road, Tracy, 95391	12,000 sf Construction services (heavy operation) facility	Under Construction	No
113.	San Joaquin County	PA-2000083	26603 S. Hansen Road, Tracy, 95377	8,973 sf multi-use parcel; residential, automotive sales and services; and vehicle storage	Under Construction	Yes NOE
114.	San Joaquin County	PA-2000185	13347 W Middle Rd, Tracy, 95304	18,000 sf regional religious assembly space	Pending/In Review	No
115.	San Joaquin County	PA-2000221	505 E. Arnaudo Blvd, Mountain House, 95391	304 dwelling unit multi-family residential space	Under Construction	Yes NOE
116.	San Joaquin County	PA-2100077	30022 S. State Route 33, Tracy, 95304	14,575 sf truck stop facility with convenience store and drive through restaurant	Under Construction	Yes

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
117.	San Joaquin County	PA-2100114	3334 W. Eleventh Street, Tracy, 95304	720 sf equipment sales and repair	Under Construction	Yes NOE
118.	San Joaquin County	PA-2100126	24707 S. Bird Road, Tracy, 95304	29,952 sf cannabis cultivation facility	Pending/ In Review	No
119.	San Joaquin County	PA-2100154	North side of E. Arnaudo Avenue, located between S. Tradition Street and S. Providence Street, Mountain House, 95391	176 dwelling unit multi-family residential apartments	Under Construction	Yes Would be considered exempt under 15061(b)(3)
120.	San Joaquin County	PA-2100207	26901 S. Hansen Road, Tracy, 95377	439 space trailer parking and storage facility	Under Construction	No
121.	San Joaquin County	PA-2100209	28524 S. Kasson Road, Tracy, 95304	70,925 sf Agricultural waste facility	Under Construction	No
122.	San Joaquin County	PA-2100238	12925 W. Bethany Road, Tracy, 95304	27,000 sf regional religious assembly space	Pending/ In Review	No
123.	San Joaquin County	PA-2100275	7500 W. Eleventh Street, Tracy, 95304	17,000 sf gasoline sales and vehicle services; automotive sales and services	Pending/ In Review	No
124.	San Joaquin County	PA-2100287	North side of E. Arnaudo Avenue, located between S. Tradition Street and S. Providence Street, Mountain House, 95391	176 dwelling unit multi-family residential homes	Under Construction	Yes NOE

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
125.	San Joaquin County	PA-2200027	3372 W. Eleventh Street, Tracy, 95304	4,614 sf Truck sales, services, and parking	Pending/In Review	Yes small project, short term impacts
126.	San Joaquin County	PA-2200047	270 E. Central Pkwy, Mountain House, 95391	336 dwelling unit multi-family residential homes	Under Construction	Yes small project, short term impacts
127.	San Joaquin County	PA-2200049	21199 S. San Jose Road, Tracy, 95304	1,248 sf regional religious assembly space	Pending/In Review	Yes NOE
128.	San Joaquin County	PA-2200137	20042 W. Patterson Pass Road, Tracy, 95377	40-acre Utility services (Battery Energy Storage System)	Pending/In Review	No
129.	San Joaquin County	PA-2200143	31013 S. Tracy Blvd, Tracy 95377	grading and filling a 5.54 million cubic yard, closed rock quarry	Pending/In Review	No
130.	San Joaquin County	PA-2200149	23751 S. Bird Road, Tracy, 95304	21.83-acre heavy equipment rental and storage yard	Pending/In Review	No
131.	San Joaquin County	PA-2200172	3566 W. Eleventh Street, Tracy, 95304	5,160 sf truck sales, services, and parking	Pending/In Review	Yes small project, short term impacts
132.	San Joaquin County	PA-2200201	3334 W. Eleventh Street, Tracy, 95304	300 sf advertising sign	Under Construction	Yes NOE
133.	San Joaquin County	PA-2200255	11703 W. Larch Road, Tracy, 95304	7,544 sf regional religious assembly space	Pending/In Review	Yes small project, short term impacts
134.	San Joaquin County	PA-2200263	18100 W. Byron Road, Tracy, 95391	1.13-acre new fire station	Under Construction	Yes NOE

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	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
135.	San Joaquin County	PA-2300005	1140 S. Vecindad Street, Mountain House, 95391	14,900 sf commercial mixed use space (retail and day care)	Pending/In Review	Yes Would be considered exempt under 15061(b)(3)
136.	San Joaquin County	Pacific Gateway	east of I-580; north of SR 132; bounded by Durham Ferry Road to the north and Tracy Blvd to the west, San Joaquin County	1,612.90-acre mixed-use logistics plan area	Pending/In Review	No
137.	San Joaquin County	PA-1800266	3590 W Lehman Road, Tracy	172,760 sf production building and associated buildings	Approved	Yes NOE
138.	San Joaquin County	PA-2600008	6000 W Linne Road, Tracy	Administrative Use Permit for horse boarding	Pending/In Review	Yes small project, short term impacts
139.	San Joaquin County	PA-2500281	23595 Hansen Road, Tracy	Building conversion from an agricultural storage building to religious assembly	Fees Paid	Yes small project, short term impacts
140.	San Joaquin County	PA-2500303	30350 S Tracy Blvd., Tracy	Permitting change of facility operational owner; operation to continue as is	Pending/In Review	Yes small project, short term impacts
141.	San Joaquin County	PA-2500403	12400 W Larch Road, Tracy	Community religious assembly space	Pending/In Review	Yes small project, short term impacts
142.	San Joaquin County	PA-2500185	5144 W Durham Road, Tracy	Recreational use	Plan Review	Yes small project, short term impacts

Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach

	Lead Agency	Project Name	Project Address	Description	Status	Screened Out?
143.	San Joaquin County	PA-2300194	30022 S State Route 33, Tracy	9.58 acre truck stop development	Active	No
144.	San Joaquin County	PA-2300122	5491 W F Street, Tracy	Site expansion; 11,236 sf shade structures; 320 sf office space; 1,920 sf container space	Approved with Conditions	Yes NOE
145.	San Joaquin County	PA-1900085	21356 S Naglee Road, Tracy	48,257 sf religious assembly	Approved with Conditions	No
146.	San Joaquin County	PA-2300106	32003 S Tracy Blvd, Tracy	31.23-acre truck parking (six months construction, no employees during operation)	Plan Review	Yes small project, short term impacts

CEQA defines "probable future projects" as those with an active application at the time the Notice of Preparation (NOP) was released for the project. The list of projects was utilized in the analysis of cumulative settings and impacts for each resource topic. Past and current projects in the project vicinity are also taken into account as they contribute to the existing conditions against which the environmental effects of the project and each probable future project are compared.

Unless otherwise specified, the significance criteria for cumulative impacts are the same as those for project impacts in each environmental topic area. When considered in relation to other reasonably foreseeable projects, cumulative impacts on certain resources may be significant and more severe than those resulting from the project alone.

After comprehensive research was conducted on the projects identified in Table 2, the projects that were not excluded from further consideration are listed in Table 3 below. Specifically pertaining to the IPC2 Project, Table 3 outlines the resource impacts analyzed for the related projects and the corresponding level of impact identified for the projects listed in Table 2. As mentioned earlier, some related projects listed in the table are not included below for various reasons, such as exemption from CEQA analysis or ongoing CEQA analysis where impacts have yet to be determined. Other reasons for not including certain projects may be that they are smaller projects with short construction durations that would not contribute to the cumulative impact context of the proposed project. Projects listed within the City's sphere of influence (SOI) are not considered related projects since applications for these projects have not yet been submitted to the City, making them too preliminary to be regarded as reasonably foreseeable probable future projects. In cases where related projects are zoned within a Specific Plan, the impacts from the corresponding Specific Plan Environmental Impact Report (EIR) are presumed to reflect the potential impacts of subsequent implementing projects.

Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach

Hence, individual projects included in the related projects list in Table 2 are listed under their governing Specific Plan, if applicable.

Attachment A, titled "Environmental Impacts of Related Projects," provides a review of the projects listed in Table 3. It examines the associated environmental impacts for each identified related project and indicates if the impacts are Less Than Significant with Mitigation (LTS/M), Significant and Unavoidable (SU), or if they would result in a Significant and Unavoidable Cumulatively Considerable Impact (CC). If a project is found to have a SU or CC impact in a specific resource area, the corresponding box is shaded in red. Boxes shaded in green indicate LTS/M impacts. For projects without descriptions or associated CEQA documentation, determinations are made based on their characteristics and the available information regarding the presumed impacts resulting from their implementation. These projects are highlighted in yellow shading both in Table 3 and Attachment A. The tabulated and color-coded information facilitates informed determinations regarding the cumulative impacts of each potential related project in relation to the cumulative impacts of the proposed project.

Table 3: Related Projects for the IPC2 Project

	Lead Agency	Project Name	Less than Significant with Mitigation	Significant and Unavoidable
1.	City of Tracy	Costco Annexation	Agriculture and Forestry Resources (conflict with adjacent agricultural lands or indirectly causing conversion of agricultural lands), Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils (erosion, expansive soils, paleontological resources), Hazards and Hazardous Materials, Hydrology and Water Quality, and Transportation (increase hazards due to design or incompatible uses).	Aesthetics (Scenic Vistas); Agriculture and Forestry Resources (Conversion of Prime Farmland and Farmland of Statewide Importance); Air Quality (Implementation of Applicable Air Quality Plan, Cumulatively Considerable Net Increase of a Criteria Pollutant); Noise (Construction Noise) and Cumulatively Considerable Impacts related to Degradation of Existing Visual Character of the Region, Agricultural Resources, Regional Air Quality, Exposure of Existing Noise Sensitive Uses, and VMT Impacts.
2.	City of Tracy	Cordes Ranch Specific Plan • Building 2 • Building 13 • Building 18 • Building 28 • Central Green • Chevron Gas Station, Convenience Store and Car Wash. West Parkway Village	Aesthetics (light and glare); Agriculture and Forestry (conflict with adjacent agricultural land); Air Quality (TACs and daycare center locations); Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise (vibration, sensitive receptors); Transportation (intersections, policies, pedestrian safety, public transit; sustainability and VMT); and Utilities (water supply).	Aesthetics (scenic vistas, viewsheds in State-designated route, visual character); Agriculture and Forestry (conversion of Prime Farmland and other Important Farmland); Air Quality (exceed regional significance thresholds, cumulatively contribute to exceedance in non-attainment area – construction and operation, ozone precursors, TACs and DPMs to sensitive receptors – operation); Biological Resources (loss of suitable habitat for special status species) Greenhouse Gas Emissions; Noise

Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach

	Lead Agency	Project Name	Less than Significant with Mitigation	Significant and Unavoidable
		- Marriott Courtyard, West Parkway Village - Multi Tenant Building, West Parkway Village - Promontory Station		(construction and operation, and traffic noise); Transportation (freeway segments, over-capacity conditions on existing freeway and roadway network, 4 intersections, I-205 and RTIF, emergency access); Utilities (wastewater and stormwater); and Cumulatively Considerable Impacts related to Aesthetics and Agriculture.
3.	City of Tracy	Ellis Specific Plan - Ellis Phase 2 - Ellis Phase 3 - Ellis RE Lots/Limited Use Area - Avenues SP Area	Air Quality; Agriculture and Forestry; Biological Resources; Geology and Soils; GHG Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Public Services; Transportation; Utilities and Service Systems	Aesthetics (visual character); Agriculture and Forestry (conversion to non-agricultural uses); Air Quality; GHG Emissions; Land Use (land conversion); Noise; Transportation; Cumulatively Considerable Impacts related to air quality, GHG emissions, traffic noise, traffic segments on I-580
4.	City of Tracy	Northeast Industrial Specific Plan - NEI Building 4 - Hollingsworth Trailer Lot and Guardhouse - Paradise Pointe Business Park - RNG Fueling Station and Parking Lot - Seefried – 3 Industrial Buildings - Seefried – LI Building - Warehouse with Office	Biological Resources; Cultural Resources; Land Use; Geology and Soil; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Public Services; Transportation; Utilities and Service Systems	Air Quality
5.	City of Tracy	Schulte Warehouse Annexation	Biological Resources; Cultural Resources; Transportation	Air Quality
6.	City of Tracy	Tracy Alliance – 4 New Industrial Buildings (Annexation)	Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Transportation; and Utilities and Service Systems	Agriculture and Forestry (Conversion of Prime Farmland); Air Quality (air quality plan, cumulative ROG and CO during construction and NOx during operation, exposing sensitive receptors); Transportation (VMT) and Cumulatively Considerable Impacts related to Agriculture and Forestry, Air Quality and VMT.
7.	City of Tracy	Tracy Hills Specific Plan Tracy Hills Commerce Center	Aesthetics; Agriculture and Forestry, Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous	Aesthetics; Agriculture and Forestry; Air Quality; GHG Emissions; Noise; Transportation and Cumulatively Considerable Impacts related to

Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach

	Lead Agency	Project Name	Less than Significant with Mitigation	Significant and Unavoidable
		- Tracy Hills KT Project (Hillview) - Tracy Hills Phase 1A - Tracy Hills Phase 1B - Tracy Hills Phase 1C - Tracy Hills Phase 2 - Tracy Hills Phase 5 - Tracy Hills Future Phases (Tracy SOI)	Materials; Hydrology and Water Quality; Land Use; Noise; Public Services; Transportation	Aesthetics, Agriculture and Forestry. GHG Emissions, and Noise.
8.	City of Tracy	Tracy Pavilion	Aesthetics; Agriculture and Forestry Resources; Biological Resources; Cultural Resources; Greenhouse Gases; Public Services; and Utilities and Service Systems	Air Quality; Noise; and Transportation
9.	City of Tracy	Tracy Village	Aesthetics; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Public Services; Transportation; Utilities and Service Systems	Transportation
10.	City of Tracy	TRU by Hilton (4-story hotel)	Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Noise; Transportation; Tribal Cultural Resources	
11.	City of Tracy	The Station – Retail Center and Apartments		
12.	City of Tracy	Rocking Horse v.2	Aesthetics; Agriculture and Forestry; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; GHG Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Public Services; Utilities and Service Systems	
13.	City of Tracy	Westside Ranch		
14.	City of Tracy	Westside Specific Plan		
15.	City of Tracy	I-205 Corridor Specific Plan - Commercial Building Shell - Marriott Hotel	Aesthetics; Air Quality and Climate; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Public Services; Transportation; Utilities and Service Systems	Land Use/Agriculture; Biological Resources

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	Lead Agency	Project Name	Less than Significant with Mitigation	Significant and Unavoidable
		• Savi Commercial Center • I-205 Expansion – Residential (Tracy SOI)		
16.	San Joaquin County	PA-0500776		
17.	San Joaquin County	PA-0600630		
18.	San Joaquin County	PA-0800005		
19.	San Joaquin County	PA-1400084	Biological Resources (special-status species; wildlife corridor or nursery site)	
20.	San Joaquin County	PA-1800305	Biological Resources; Air Quality	
21.	San Joaquin County	PA-1800316	Air Quality; Biological Resources;	
22.	San Joaquin County	PA-1900127	Biological Resources; Transportation	
23.	San Joaquin County	PA-1900208 14800 W. Schulte Road Logistics Center	Air Quality (Sensitive receptors); Biological Resources (special status species; cumulative biological resources impact); Cultural Resources (archaeological resources; human remains; paleontological resources; cumulative cultural resources impact); Transportation (increased hazards)	Air Quality (Implementation of applicable air quality plan; cumulatively considerable net increase of a criteria pollutant; cumulative air quality impact)
24.	San Joaquin County	PA-2000065	Biological Resources (Special-Status Species)	
25.	San Joaquin County	PA-2000185		
26.	San Joaquin County	PA-2100126	Air Quality (sensitive receptors); Biological Resources (special-status species); Cultural Resources (inadvertent discovery of historical or archaeological resources and human remains); Geology and soils (substantial soil erosion; paleontological resources); Hydrology and Water Quality (degradation of water quality; substantial soil erosion/siltation); Tribal Cultural	

Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach

	Lead Agency	Project Name	Less than Significant with Mitigation	Significant and Unavoidable
			Resources (inadvertent discovery of tribal cultural resources)	
27.	San Joaquin County	PA-2100207	Biological Resources	
28.	San Joaquin County	PA-2100209	Biological Resources	
29.	San Joaquin County	PA-2100238	Biological Resources (special-status species); Hydrology and Water Quality (degradation of water quality; groundwater supply and recharge; alter drainage pattern resulting in erosion, increased runoff resulting in flooding, polluted runoff, impede flood flows); Utilities and Service Systems (require construction of utility facilities; water supply; wastewater treatment capacity).	
30.	San Joaquin County	PA-2100275	Biological Resources (special-status species; wildlife corridors and nursery sites; conflict with policies or ordinances protecting biological resources; conflict with habitat conservation plan); Cultural Resources (inadvertent discovery of archaeological resources or human remains); Geology and Soils (inadvertent discovery of paleontological resources).	
31.	San Joaquin County	PA-2200137	Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gases; Hydrology and Water Quality; Noise; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire.	
32.	San Joaquin County	PA-2200143	Biological Resources	
33.	San Joaquin County	PA-2200149	Biological Resources (special-status species); Hydrology and Water Quality (degradation of water quality; groundwater supply and recharge; alter drainage pattern resulting in erosion, increased runoff resulting in flooding, polluted runoff, impede flood flows); Utilities and Service Systems (require construction of utility facilities;	

Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach

	Lead Agency	Project Name	Less than Significant with Mitigation	Significant and Unavoidable
			water supply; wastewater treatment capacity).	
34.	San Joaquin County	Pacific Gateway	Biological Resources; Geology and Soils; Hazards and Hazardous Materials; and Hydrology and Water Quality.	Aesthetics; Agriculture and Forestry Resources; Air Quality; Cultural Resources; Greenhouse Gas Emissions; Noise; and Transportation.
35.	San Joaquin County	PA-2300194	Agriculture and Forestry Resources; and Air Quality.	
36.	San Joaquin County	PA-1900085	Biological Resources.	

CONCLUSION

A proposed project would result in a significant cumulative effect if:

- The cumulative effects of related projects (past, current, and probable future projects) are not significant, and the incremental impact of implementing the proposed project is substantial enough when added to the cumulative effects of related projects to result in a new cumulatively significant impact; or
- The cumulative effects of related projects (past, current, and probable future projects) are already significant, and implementation of the proposed project makes a considerable contribution to the effect. The standards used herein to determine a considerable contribution are that either the impact must be substantial or must exceed an established threshold of significance.

Cumulative impact analysis assumes that all mitigation measures identified for a proposed project would be adopted and analyzes whether, after adoption of project-specific mitigation, the residual impacts of the proposed project would cause a cumulatively significant impact or would contribute considerable to existing and anticipated (without the project) cumulatively significant effects. Where the project would contribute, additional mitigation would be recommended where feasible.

Based on the evaluation above, Stantec estimates that there are 34 projects that can be considered as related projects, with impacts that could cumulatively contribute to significant impacts of the proposed project. The topics that we anticipate would result in cumulatively considerable impacts are aesthetics, agriculture and forestry resources, air quality, biological resources, greenhouse gas emissions, noise, transportation and utilities and service systems. The individual resource area impacts will be continue to be evaluated in the overall cumulative context, based on the projects' locations, geographic scope, characteristics and overall resource impacts.

Sincerely,

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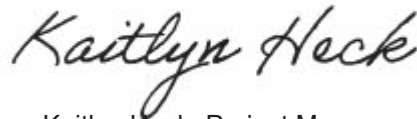
Reference: International Park of Commerce Phase 2 Project Environmental Impact Report – Cumulative Approach



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SU: Significant and Unavoidable Impact
 LTS/M: Less than Significant with Mitigation
 CC: Significant and Unavoidable Cumulatively Considerable Impact

Jurisdiction	Name	Aesthetics	Agriculture and Forestry Resources	Air Quality	Biological Resources	Cultural Resources	Energy	Geology and Soils	Greenhouse Gas Emissions	Hazards and Hazardous Materials	Hydrology and Water Quality	Land Use	Mineral Resources	Noise	Population and Housing	Public Services	Recreation	Transportation	Tribal Cultural Resources	Utilities and Service Systems	Wildfire
1	City of Tracy	Costco Annexation	SU, CC	SU, CC	LTS/M	LTS/M		LTS/M			LTS/M			SU, CC				LTS/M, CC	LTS/M		
2	City of Tracy	Cordes Ranch Specific Plan •Building 2 •Building 13 •Building 18 •Building 28 •Central Green •Chevron Gas Station, Convenience Store and Car Wash, West Parkway Village •Marriott Courtyard, West Parkway Village •Multi-Tenant Building, West Parkway Village •Promontory Station	SU, LTS/M, CC	SU, LTS/M, CC	SU, LTS/M	LTS/M		LTS/M	SU	LTS/M	LTS/M			SU, LTS/M				SU, LTS/M		SU	
3	City of Tracy	Ellis Specific Plan •Ellis Phase 2 •Ellis Phase 3 •Ellis RE Lots/Limited Use Area •Avenues Specific Plan Area	SU	SU, LTS/M	SU	LTS/M		LTS/M	SU, LTS/M	LTS/M	LTS/M	SU		SU		LTS/M		SU, LTS/M, CC		SU, LTS/M	
4	City of Tracy	Northeast Industrial Specific Plan •NEI Building 4 •Trailer Lot and Guardhouse •Paradise Pointe Business Park •RNG Fueling Station and Parking Lot •Seefried - 3 Industrial Buildings •Seefried - LI Building •Warehouse with Office		SU	LTS/M	LTS/M		LTS/M		LTS/M	LTS/M			LTS/M		LTS/M		SU, LTS/M		LTS/M	
5	City of Tracy	Schulte Warehouse Annexation		SU	LTS/M	LTS/M												LTS/M			
6	City of Tracy	Tracy Alliance - 4 New Industrial Buildings (Conversion)		SU, CC	SU, CC	LTS/M	LTS/M	LTS/M		LTS/M	LTS/M			LTS/M				SU, LTS/M		LTS/M	
7	City of Tracy	Tracy Hills Specific Plan •Tracy Hills Commerce Center •Tracy Hills Phase 1A •Tracy Hills Phase 1B •Tracy Hills Phase 1C •Tracy Hills Phase 2	SU, LTS/M, CC	SU, LTS/M, CC	SU, LTS/M	LTS/M	LTS/M	LTS/M	SU, CC	LTS/M	LTS/M	LTS/M		SU, LTS/M, CC		LTS/M		SU, LTS/M			
8	City of Tracy	Tracy Pavilion	LTS/M	LTS/M	SU	LTS/M	LTS/M		LTS/M		LTS/M			SU		LTS/M		SU		LTS/M	
9	City of Tracy	Tracy Village	LTS/M			LTS/M	LTS/M	LTS/M		LTS/M	LTS/M			LTS/M		LTS/M		SU, LTS/M		LTS/M	
10	City of Tracy	TRU by Hilton - 4-story hotel			LTS/M	LTS/M	LTS/M	LTS/M		LTS/M				LTS/M					LTS/M		
11	City of Tracy	The Station - Retail Center and Apartments	LTS/M		LTS/M	LTS/M	LTS/M	LTS/M		LTS/M				LTS/M				LTS/M		LTS/M	
12	City of Tracy	Rockinghorse v.2	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M		LTS/M		LTS/M				LTS/M	
13	City of Tracy	Westside Ranch	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M		LTS/M			LTS/M		LTS/M		LTS/M		LTS/M	
14	City of Tracy	Westside Specific Plan	SU	SU	SU	LTS/M	LTS/M	LTS/M	SU, CC	LTS/M	LTS/M			SU		LTS/M		SU		SU	
15	City of Tracy	I-205 Corridor Specific Plan •Commercial Building Shell •Hotel •Savi Commercial Center •Expansion (Tracy SOI)	LTS/M	SU	LTS/M	SU	LTS/M	LTS/M		LTS/M	LTS/M	SU		LTS/M		LTS/M		LTS/M		LTS/M	
16	San Joaquin County	PA-0500776	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M		LTS/M					LTS/M		LTS/M		LTS/M		LTS/M	
17	San Joaquin County	PA-0600630																			
18	San Joaquin County	PA-0800005	LTS/M		SU				SU	LTS/M	LTS/M			LTS/M				LTS/M		LTS/M	
19	San Joaquin County	PA-1400084				LTS/M															
20	San Joaquin County	PA-1800305			LTS/M	LTS/M															
21	San Joaquin County	PA-1800316			LTS/M	LTS/M															
22	San Joaquin County	PA-1900127				LTS/M												LTS/M			
23	San Joaquin County	PA-1900206; 14800 W. Schulte Road Logistics Center			SU	LTS/M	LTS/M											LTS/M			
24	San Joaquin County	PA-2000065				LTS/M															
25	San Joaquin County	PA-2000185	LTS/M	LTS/M	LTS/M	LTS/M		LTS/M	LTS/M	LTS/M	LTS/M			LTS/M		LTS/M		LTS/M		LTS/M	
26	San Joaquin County	PA-2100126			LTS/M	LTS/M	LTS/M	LTS/M		LTS/M									LTS/M		
27	San Joaquin County	PA-2100207				LTS/M															
28	San Joaquin County	PA-2100209				LTS/M															
29	San Joaquin County	PA-2100238				LTS/M					LTS/M									LTS/M	
30	San Joaquin County	PA-2100275				LTS/M	LTS/M	LTS/M													
31	San Joaquin County	PA-2200137	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M			LTS/M			LTS/M					LTS/M	LTS/M	LTS/M
32	San Joaquin County	PA-2200143				LTS/M															
33	San Joaquin County	PA-2200149				LTS/M					LTS/M									LTS/M	
34	San Joaquin County	Pacific Gateway	SU	SU	SU	LTS/M	SU	LTS/M	SU	LTS/M	LTS/M			SU				SU			
35	San Joaquin County	PA-2300194		LTS/M	LTS/M																
36	San Joaquin County	PA-1900085				LTS/M															