

Filed Doc #: 39-04212025-083
Mon Apr 21 12:13:58 PDT 2025
Page: 1 of 5 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



Lead Agency:

City of Tracy

333 Civic Center Plaza

Tracy CA 95376

DOCUMENT TITLE

Notice of Determination

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☒ County Clerk

County of: San Joaquin

Address: 44 North San Joaquin Street, Suite 260
Stockton, CA 95202

From:

Public Agency: City of Tracy

Address: Community and Economic Development
333 Civic Center Plaza, Tracy, CA 95376

Contact: Kellie Jones

Phone: (209) 831-6432

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: Cordes Ranch - International Park of Commerce (IPC) Building #5

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

Project Location (include county): International Park of Commerce/Cordes Ranch Specific Plan area
(APNs 209-120-10); San Joaquin County

Project Description:

- 1) Approve the Development Review Permit, Application Number D24-0028, for the construction of an approximately 176,250 square-foot industrial building, named the International Park of Commerce (IPC) Building #5 with associated parking lot, landscaping and other site improvements on a 11.255-acre site located northeast of Hopkins Road and west of Hansen Road, APN 209-120-10; and (2) **determine that this project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183 - a subsequent project is relieved from further environmental review if all potential impacts were either addressed in a previous EIR (The Cordes Ranch Specific Plan Final Environmental Impact Report, September 3, 2013) or can be substantially mitigated by the imposition of uniformly applied development policies or standards.**

This is to advise that (☒ Lead Agency ☐ Responsible Agency) has approved the above described project on April 8, 2025, and has made the following determinations regarding the above described project.

1. The project (☒ will ☐ will not) have a significant effect on the environment.
2. ☒ An Environmental Impact Report (The Cordes Ranch Specific Plan Final Environmental Impact Report, September 3, 2013) 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, Development Services Department, 333 Civic Center Plaza, Tracy CA 95376.

Signature (Public Agency): Kellie Jones  Title: Assistant Planner

Date: April 9, 2025

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
39-03072024-072

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF TRACY	LEAD AGENCY EMAIL	DATE 03/07/2024
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-03072024-072	

PROJECT TITLE

IPC BUILDING 16 AMENDMENT AND (2) IPC BUILDING 28

PROJECT APPLICANT NAME CITY OF TRACY	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 831-6430
PROJECT APPLICANT ADDRESS 333 EAST CIVIC CENTER PLAZA	CITY TRACY	STATE CA
		ZIP CODE 95376

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	\$4,051.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ \$4,101.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Rosa Arceo, Deputy



Notice of Determination

TO: ■ Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

FROM: City of Tracy
Development Services Department
333 Civic Center Plaza
Tracy, CA 95376

■ County Clerk
County of San Joaquin
44 North San Joaquin Street, Suite 260
Stockton, CA 95202

Lead Agency (if different from above): Same
Address: Same
Contact: Kimberly Matlock
Phone: (209) 831-6430

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 Titles: (1) IPC Building 16 Amendment and (2) IPC Building 28

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

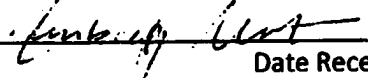
Project Location (include county): 5051 Promontory Parkway (APN 209-220-07) and 5390 Promontory Parkway (APN 209-220-28).

Project Description: (1) amendments to Conditions of Approval for Development Review Permit D20-0030 for a Light Industrial Building at 5051 Promontory Parkway, APN 209-220-07 (IPC Building 16) (Application No. D23-0020); (2) approval of Development Review Permit for a 524,081 square foot light industrial building and associated site area improvements on a 26.5-acre site located at 5390 Promontory Parkway, APN 209-220-28 (IPC Building 28) (D22-0002). An Environmental Impact Report (EIR) was certified by the Tracy City Council on September 3, 2013 for the Cordes Ranch Specific Plan Environmental Impact Report (CRSP EIR). An Addendum to the EIR was prepared in January 2024 to the CRSP EIR for these projects consistent with the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164.

This is to advise that the City of Tracy (■ Lead Agency □ Responsible Agency) has approved the above-described project on March 5, 2024 and has made the following determinations regarding the above-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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
■ An other document type was prepared for this project pursuant to the provisions of CEQA: Addendum to the Cordes Ranch Specific Plan EIR
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, is available to the General Public at: Tracy City Hall, Development Services Department, 333 Civic Center Plaza, Tracy CA 95376.

Signature (Public Agency):  Title: Associate Planner
Date: March 6, 2024 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Filed Doc #: 39-03072024-072
03/07/2024 03:00:34 PM
Steve J. Bestolarides
San Joaquin County Clerk

Revised 2011

~~San Joaquin~~ County Recorders
Steve J. Bestolarides
44 N. San Joaquin Street, Room 280
Stockton, Ca 95202
Receipt: 1706881

Product Name	Extended
FISH CLERK CLERK FISH AND GAME	\$4,101.25
FILINGS	
# Pages	1
Document #	38-03072024-072
Environmental Impact Report (C)	\$4,051.25
Clerk Filing Fee	\$50.00
Total	\$4,101.25
Tender (On Account (Charge or Prepay))	\$4,101.25
Account#	DC.
Account Name	Debit Card
Customer Name	177788857

Thank You!

3/7/24 3:00 PM rosaa
ARQC: 919511E2AF11F8F1
AMOUNT: \$4103.75
*** CARD APPROVED ***

AMOUNT PAID:
\$4103.75

CUSTOMER COPY