

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: San Joaquin
 Address: 44 N. San Joaquin, Suite 260
 Stockton, CA 95202

From:

Public Agency: City of Tracy
 Address: 333 Civic Center Drive
 Tracy, CA 95376

Contact: Martin E. Vargas

Phone: (209) 831-6438

Filed Doc #: 39-06112026-171

Lt 06/11/2026 08:10:26 AM

Page: 1 of 3 Fee: \$50.00

- Steve J. Bestolarides
 At San Joaquin County Clerk

By Deputy: jstevens

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PI



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: IPC Building 8

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

Project Location (include county): 6752 Hopkins Road, APN 209-120-09; San Joaquin County

Project Description:

The IPC Building 8 project consist of the construction of a 1,152,807 square foot industrial building and related site improvements on a 56.8-acre site. This project is consistent with the Cordes Ranch Specific Plan (CRSP) Final Revised Environmental Impact Report (EIR), Certified by the City Council on September 3, 2013 (SCH# 2011122015). Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required. +

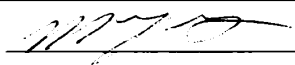
This is to advise that the City of Tracy has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on June 4, 2026 and has made the following determinations regarding the above
 (date)
 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 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, CED Department, 333 Civic Center Drive, Tracy, CA 95376

Signature (Public Agency):  Title: Associate Planner

Date: June 10, 2026

Date Received for filing at OPR: _____

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

Revised 2011



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:

☒ Environmental Impact Report (EIR)	\$4,051.25	\$	\$4,051.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$50.00
☐ 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

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

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

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.)

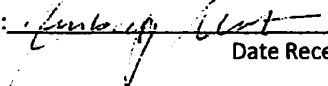
Project Location (include county): 5051 Promontory Parkway (APN 209-220-07) and 5390 Promontory Parkway (APN 209-220-28).

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