

By Deputy: rosaa



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 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: Craig Hoffman

Phone: 209-831-6426

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 #11

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

Project Location (include county): International Park of Commerce/Cordes Ranch Specific Plan - San Jo

Project Description:

Approve the Development Review Permit, Application Number D25-0012, for the construction of an approximately 1,700,150 square foot industrial building, named the International Park of Commerce (IPC) Building #11 with associated parking lot, landscaping and other site improvements on a 89.5-acre site bounded by Capital Parks Drive to the south and the future Daylight Road to the north APN 209-460-31 and 209-460-34

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

described project on August 27, 2025 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, Community and Economic Development Department - 333 Civic Center Plaza

Signature (Public Agency):  Title: Senior Planner

Date: August 28, 2025

Date Received for filing at OPR: