

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023040001

Project Title: International Park of Commerce Phase 2

Lead Agency: San Joaquin County Contact Person: Brian Millar, Contract Planner
 Mailing Address: 1810 East Hazelton Avenue Phone: (209) 953-7509
 City: Stockton Zip: 95205 County: San Joaquin County

Project Location: County: San Joaquin City/Nearest Community: Tracy

Cross Streets: W Schulte Road/S Lammers Road Zip Code: 95377

Longitude/Latitude (degrees, minutes and seconds): 37 ° 43 ' 22.6 " N / 121 ° 29 ' 21.5 " W Total Acres: 284.3

Assessor's Parcel No.: 209-250-10 & -37, 209-240-36 & -37 Section: 25 Twp.: 2 Range: 4E Base: SWSE

Within 2 Miles: State Hwy #: _____ Waterways: Delta-Medota Canal

Airports: Tracy Municipal Railways: _____ Schools: John C. Kimball High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 5,360,000 Acres 284.3 Employees 4,733 Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Energy, greenhouse gas, tribal cultural</u>

Present Land Use/Zoning/General Plan Designation:

General Agriculture-40-acre minimum (zoning)/General Agriculture (A/G) (General Plan)

Project Description: (please use a separate page if necessary)

See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 19, 2026

Ending Date August 3, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Stantec Consulting Services Inc

Applicant: Prologis

Address: 400 North Lake Avenue, Suite 1080

Address: Pier 1, Bay 1

City/State/Zip: Pasadena, CA 91106

City/State/Zip: San Francisco, CA 94111

Contact: Kaitlyn Heck

Phone: (415) 733-9445

Phone: (626) 429-6692

Signature of Lead Agency Representative: *Cking*

Date: 6/17/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

The Project proposes to construct a new industrial development with approximately 5.36 million square feet of development. Other Project features include surface parking lots, lighting, extensive landscaping, tenant signage, and the development of utility services required for the Project, including wells, an on-site public water treatment facility, an on-site public wastewater treatment facility, a dedicated fire system. In addition, the proposed Project would construct extensions to planned roadways, Promontory Parkway and Pavilion Parkway, which would be continuations from proposed development west of the site, at International Park of Commerce Phase 1. Improvements and widening of West Schulte Road per the street standards within the proposed Specific Plan are also proposed. The proposed Project does not include any physical development as the proposed scope only proposes to amend the General Plan and Zoning, and establish a new Specific Plan for the site. Future development of the site will require additional entitlement review by the County and approval of additional permits, such as building permits, improvement and grading plans, tentative maps, and other necessary regulatory approvals.