

## **Appendix P Tribal Cultural Outreach Response**



## **APPLICATION REFERRAL: Early Consultation Public Hearing**

Project Planner: Brian Millar PHONE: (209) 468-0291 FAX: (209) 468-3163 EMAIL: bmillar@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBER: PA-2200032 (GP, ZR, SP)**

|                        |   |                   |   |
|------------------------|---|-------------------|---|
| <b>PROPERTY OWNER:</b> | Ranjit S. & Nirmaljit K. Kaler et al.<br>9740 Ellsmere Way<br>Elk Grove, CA 95757 | <b>APPLICANT:</b> | Prologis<br>c/o Ali Harandi<br>Pier 1, Bay 1<br>San Francisco, CA 94111 |
|------------------------|---|-------------------|---|

**PROJECT DESCRIPTION:** This project was previously referred as a pre-application. A full application has now been submitted. The applicant is proposing a new industrial warehouse and logistics park called the “International Park of Commerce Specific Plan Phase 2.” This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The project requires the following entitlement approvals:

General Plan Map Amendment No. PA-2200032: To amend the General Plan designation of approximately 284.3 acres currently designated General Agriculture (A/G) to General Industrial (I/G).

Zone Reclassification No. PA-2200032: To amend the Zoning designation of the 284.3 acres of land currently zoned General Agriculture (A-G) to General Industrial (I-G).

Specific Plan No. PA-2200032: A comprehensive master plan for the overall development and build out of the International Park of Commerce Phase 2 project. The Specific Plan provides a focused framework of regulation to allow the phased build-out of the site intended to develop with up to 6,907,745 square feet of warehouse and logistics buildings consistent with the surrounding development located within the City of Tracy. The plan provides detailed regulation on permitted land uses and site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. The plan proposes the construction of private onsite water, sewer, and storm drainage facilities to service the planned development.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

**PROJECT LOCATION:** The project site is located on the north and south side of W. Schulte Rd., west of S. Lammers Rd., Tracy. (APN/Address: 209-250-10 & -37, 209-240-36 & -37 / 14320 W. Schulte Rd., Tracy) (Supervisory District: 5)

**APPLICATION REVIEW:** Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than September 6, 2022. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.



**AGENCY REFERRALS MAILED ON:** August 9, 2022

**TO:**

|                                     |   |                                    |
|-------------------------------------|---|------------------------------------|
| SJC Board of Supervisors            | Lammersville School District            | PG&E                               |
| SJC Agricultural Commissioner       | Tracy Rural Fire District               | Buena Vista Rancheria              |
| SJC Assessor                        | Air Pollution Control District          | California Tribal TANF Partnership |
| SJC Building Division / Plan Check  | San Joaquin Council of Governments      | California Valley Miwok Tribe      |
| SJC Environmental Health            | CA Regional Water Quality Control Board | North Valley Yokuts Tribe          |
| SJC Fire Prevention Bureau          | CA Fish & Wildlife Region: 3            | United Auburn Indian Community     |
| SJC Mosquito Abatement              | CA Native American Heritage Commission  | Farm Bureau                        |
| SJC Public Works                    | Federal Emergency Management Agency     | Haley Flying Service               |
| SJC Sheriff Communications Director | US Fish & Wildlife                      | Precissi Flying Service            |
| City of Tracy                       | Byron-Bethany Irrigation District       | Sierra Club                        |



October 10, 2022

California Native American Heritage Commission  
1556 Harbor Boulevard  
West Sacramento, CA 95691

**RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032**

Dear California Native American Heritage Commission:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

This Project will be subject to preparation of an Environmental Impact Report, which will also evaluate cultural, historic and Tribal resources which may be present at the Project site. The Project would require an amendment to the County's General Plan and would entail adoption of a new Specific Plan and therefore, tribal consultation, in accordance with Senate Bill 18 (SB 18). Your name and contact information were provided to us by the California Native American Heritage Commission. The purposes of consultation under SB 18 are to consult on the preservation of, or the mitigation of impacts to, Native American Cultural Places, as defined in Public Resources Code 5097.993, and to protect the confidentiality of information concerning the same. Tribal participation is, therefore, important and we are hereby notifying you of the opportunity to consult with the County under SB 18 during our consideration of the General Plan and Specific Plan, and related Project entitlements.

These project documents are available at the following Drop Box link:  
<https://www.dropbox.com/s/clfo/zdxa23lhnphoj4cw4i3wr/h?dl=0&rlkey=nqoaa0ys740q0vkent24wtvk2>

Please let us know if you have any issues accessing the link or files contained within.

In accordance with Government Code 65352.3(a)(2), we request a written response from you indicating your intent to consult on the proposed amendments within 90 days of the date of this letter. Please send your written response by January 8, 2023, to my attention at the County of San Joaquin, Community Development Department, 1810 E Hazelton Avenue, Stockton, CA 95205, or by email to [rthacker@sjgov.org](mailto:rthacker@sjgov.org). Thank you and we look forward to your response.

Respectfully,

Robby Thacker  
Project Planner

*Attachments*



October 10, 2022

United Auburn Indian Community  
10720 Indian Hill Road  
Auburn, CA 95603

**RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032**

Dear United Auburn Indian Community:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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Respectfully,

Robby Thacker  
Project Planner

*Attachments*



October 10, 2022

North Valley Yokuts Tribe  
PO Box 717  
Linden, CA 95236

**RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032**

Dear North Valley Yokuts Tribe:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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Project Planner

*Attachments*



October 10, 2022

California Valley Miwok Tribe  
14807 Avenida Central  
La Grange, CA 95329

**RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032**

Dear California Valley Miwok Tribe:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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Robby Thacker  
Project Planner

*Attachments*



October 10, 2022

California Tribal TANF Partnership  
2522 Grand Canal Blvd, Suite 15  
Stockton, CA 95207

**RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032**

Dear California Tribal TANF Partnership:

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October 10, 2022

Buena Vista Rancheria of Me-Wuk Indians  
Cultural Resources Director  
1418 20th Street, Suite 200  
Sacramento, CA 95811

**RE: Notice of Opportunity to Consult under SB 18 for the International Park of Commerce Phase 2 Development Project; Application Number: PA-2200032**

Dear Cultural Resources Director of the Buena Vista Rancheria of Me-Wuk Indians:

The Planning Division of the Community Development Department of San Joaquin County is initiating environmental review under the California Environmental Quality Act (CEQA) for a development application proposing General Plan Land Use Map amendment, Zone Reclassification, and adoption of a Specific Plan for the International Park of Commerce Phase 2 industrial park project (Project). This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The proposed Specific Plan provides detailed development standards and guidelines on permitted land uses, site planning, architectural design and signage, roadway design and bicycle and pedestrian facilities, landscaping, onsite utility infrastructure, and administration procedures. A project description, location map and site maps are enclosed for your information.

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**PROJECT DESCRIPTION:** This project was previously referred as a pre-application. A full application has now been submitted. The applicant is proposing a new industrial warehouse and logistics park called the "International Park of Commerce Specific Plan Phase 2." This project is adjacent to, and serves as an expansion of, the International Park of Commerce Specific Plan that is located to the northwest of the project site within the city limits of Tracy. The project would allow the construction of 6,907,745 square-feet of industrial warehousing/logistics building space on 284.3 acres of existing agricultural land. The project requires the following entitlement approvals:

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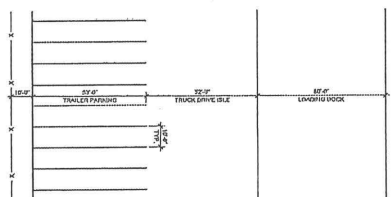
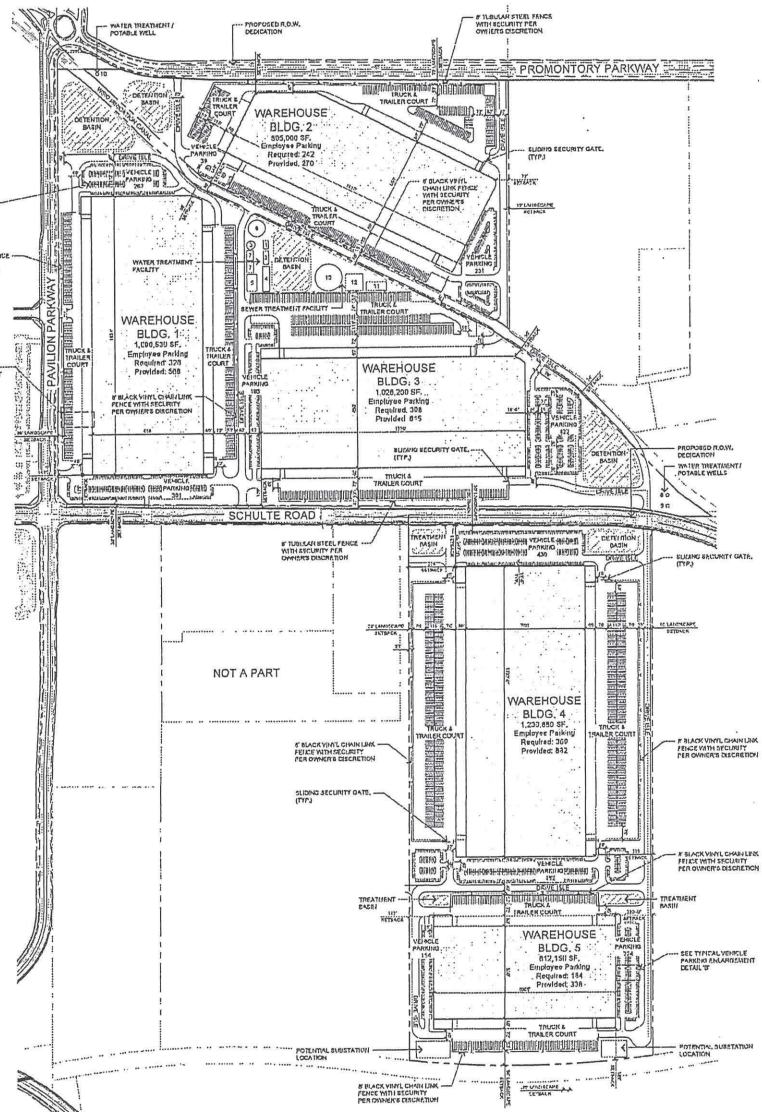
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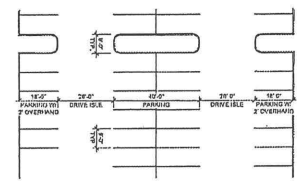
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**SITE PLAN**  
 Application # **PA2200032**  
 Received By **TRAX** On **17 Feb 22**



**(A) Typical Truck Court Parking Detail**



**(B) Typical Vehicle Parking Detail**

**Proposed Building Data**

**North Site**

|             |               |
|-------------|---------------|
| Building 1: | 1,040,530 sf. |
| Building 2: | 805,000 sf.   |
| Building 3: | 1,026,200 sf. |
| Total:      | 2,871,730 sf. |

**Proposed Parking Data**

**North Site**

|   |              |
|---|--------------|
| 2,871,730 sf. / 1,000 sf. x 0.8 Employees = 1,754 Employees |              |
| 1,754 Employees x 0.5 Parking Spaces = 877                  |              |
| Total Required Parking:                                     | 877 Stalls   |
| Total Proposed Parking:                                     | 1,453 Stalls |
| Total Proposed Truck/Trailer Parking:                       | 1,024 Stalls |

**South Site**

|             |               |
|-------------|---------------|
| Building 5: | 1,230,890 sf. |
| Building 4: | 612,150 sf.   |
| Total:      | 1,843,040 sf. |

**South Site**

|   |              |
|---|--------------|
| 1,843,040 sf. / 1,000 sf. x 0.8 Employees = 1,105 Employees |              |
| 1,105 Employees x 0.5 Parking Spaces = 553                  |              |
| Total Required Parking:                                     | 553 Stalls   |
| Total Proposed Parking:                                     | 1,220 Stalls |
| Total Proposed Truck/Trailer Parking:                       | 720 Stalls   |

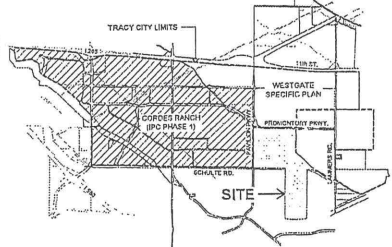
**WATER TREATMENT FACILITY LEGEND**

- 1 WELL PUMP, TREATMENT, PREANALYTIC, DISINFECTION & CONTROL (30' X 20')
- 2 BRINE PROCESSING AND HOLDING BUILDING (30' X 40')
- 3 WATER PROCESS INCLUDING TANK (20' DIA.)
- 4 BRINE DRYING BEDS (40' X 150')
- 5 UTILITY MAINTENANCE BUILDING AND EQUIPMENT STORAGE
- 6 FIRE SYSTEM STORAGE TANK 1.5 MG (150' DIA.)
- 7 FIRE SYSTEM WELL AND BOOSTER PUMPS (40' X 30')
- 8 FIRE WATER WELL
- 9 POTABLE WATER WELL 1
- 10 POTABLE WATER WELL 2

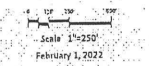
**SEWER TREATMENT FACILITY LEGEND**

- 11 WASTE WATER TREATMENT AND ELUDGE DRYING
- 12 WASTE WATER EQUALIZATION
- 13 RECYCLED STORAGE TANK

**NOTE:**  
 SITE PLAN IS CONCEPTUAL ONLY AND  
 MAY CHANGE DUE TO MARKET DEMAND  
 AND BUILDING TENANT REQUIREMENTS.



**VICINITY MAP**  
 N.T.S.



**IPC PHASE 2**  
 CONCEPTUAL OVERALL SITE PLAN



DBA #2110

DB+A

DAVID P. SLOCUM - ARCHITECT  
 REGISTERED ARCHITECT 007674  
 15515 EIGHTH AVE., SUITE 200  
 SAN DIEGO, CALIFORNIA 92128  
 P: 619 291 8916

**SHEET**  
 1  
 of 2