

**CITY OF TRACY  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
DIRECTOR PUBLIC HEARING**

The City of Tracy Planning Division will conduct a Director Public Hearing on **Tuesday, April 8, 2025, at 1:00 p.m.**, or as soon after as possible, in Conference Room 203, located on the 2<sup>nd</sup> floor of City Hall, 333 Civic Center Plaza, Tracy, to consider and take action on:

**International Park of Commerce (IPC) Building 5** – Approving a Development Review Permit, Application Number D24-0028, for the (1) 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 or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

**The Applicant is HPA, Inc. (Jun Lee) and the Property Owner is Prologis, LP. (Scott Swenson).**

*The Project Planner is Kellie Jones, Assistant Planner, (209) 831-6432, [kellie.jones@cityoftracy.org](mailto:kellie.jones@cityoftracy.org).*

All interested persons are invited to participate by:

- joining the meeting via Microsoft Teams by:
  - visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: 217 577 299 771 and Passcode: pF2N9bf2; or
  - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: **739 724 914#** to submit statements orally during the meeting; or
- submitting comments in writing before the meeting by sending written statements to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org).

Should you decide to challenge the decision of the Director, you may be limited to those issues that were raised for consideration at the hearing.

Information concerning this matter may be obtained at the Community and Economic Development Department at 333 Civic Center Plaza, or by calling (209) 831-6400.

Forrest Ebbs  
Community & Economic Development Director