

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

The City of Tracy Community and Economic Development Director will conduct a Public Hearing on **Wednesday, August 27, 2025, at 2:00 p.m.**, or as soon after as possible, in Conference Room 203, located on the 2nd floor of City Hall, 333 Civic Center Plaza, Tracy, to consider and take action on:

International Park of Commerce (IPC) Building #11 Application D25-0012: – Public hearing to consider approving a Development Review Permit, Application Number D25-0012, for the (1) 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; 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 (Ms. Tyneise Beyer) and the Property Owner is Prologis, LP. (Mr. Rafael Olabarrieta).

*The Project Planner is Craig Hoffman, Senior Planner, (209) 831-6426,
craig.hoffman@cityoftracy.org.*

All interested persons are invited to participate by:

- joining the meeting via Microsoft Teams by:
 - viewing the Public Hearing Login information at <https://www.cityoftracy.org/government/public-notice>; or
 - visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: 261 233 592 791 6 and Passcode: 2Ds6UM6u; or
 - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: **244 176 542#** to submit statements orally during the meeting; or
- submitting comments in writing before the meeting by sending written statements to 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 by visiting the Community and Economic Development Department at 333 Civic Center Plaza, or by calling (209) 831-6400.

Forrest Ebbs
Community & Economic Development Director