

Notice of Availability

Tracy Costco Depot Annex - Draft Environmental Impact Report

LEAD AGENCY

City of Tracy Planning Division
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EIR CONSULTANT

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PROJECT TITLE: Tracy Costco Depot Annex

PROJECT LOCATION: The Project site is located at 16000 West Schulte Road in unincorporated San Joaquin County, California. The Project site is within the Tracy Sphere of Influence (SOI) 10-Year Planning Horizon and is immediately adjacent to the Tracy city limits to the north of the site. The Project site is immediately south of the intersection of Bud Lyons Way and West Schulte Road. The Project site is bounded on the north by West Schulte Road, on the west by an unnamed driveway serving the adjacent rural residence, on the south by the Delta Mendota Canal, and on the east by vacant agricultural land. The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: The Project site includes two distinct planning boundaries defined below. The following terms are used throughout the Draft EIR to describe the planning boundaries within the Project site:

- Project Site (or Annexation Area) – totals 104.46 acres and includes the whole of the Project, including the proposed 103.0-acre Development Area, and 1.46 acres of land along the Delta Mendota Canal (which would not be developed as part of the proposed Project).
- Development Area – includes a 103.0-acre parcel (Assessor's Parcel Number [APN] 209-230-02) that is intended for the development of up to 1,745,052 square feet (sf) of industrial uses.

The Project would include the construction and subsequent operation of two warehouse buildings that would serve as an annex to the existing Costco Depot located approximately 1.5-miles to the west of the Project and as a Direct Delivery Center. The two buildings (approximately 543,326 sf for Building 1 and 1,201,726 sf for Building 2) total approximately 1,745,052 sf on the Project site. The smaller Building 1 is anticipated to serve as the annex by providing additional storage for high-turnover merchandise processed through the nearby Costco Depot, a pallet repair facility, and a return to vendor facility for large items returned to a Costco warehouse. The larger Building 2 is anticipated to serve as a Direct Delivery Center (DDC), an ecommerce distribution center primarily for large and bulky items ordered online by Costco members for direct delivery through Market Delivery Operations (MDO) located in various smaller cities in the Northern California region. DDC warehouses distribute ordered goods to the MDOs for delivery (by appointment) to the members.

The Project site is designated as Agriculture by San Joaquin County's General Plan Land Use Map and is zoned as AG-40 Agriculture by the County. The site currently has a City General Plan land use designation of Industrial (I). The San Joaquin County Local Agency Formation Commission (LAFCO) will require the Project site to be pre-zoned by the City of Tracy in conjunction with the proposed annexation. The City's pre-zoning will include the Light Industrial (M-1) zoning designation for Project site. Additionally, the proposed Project would result in the annexation of the Annexation Area into the City of Tracy.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics, Agricultural Resources, Air Quality, Noise, and Transportation and Circulation. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on September 16, 2022 and end on November 1, 2022 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on November 1, 2022 and should be submitted to the attention of Genevieve Federighi, Associate Planner at the City of Tracy, 333 Civic Center Plaza, Tracy, CA 95376; or by e-mail to Genevieve.Federighi@cityoftracy.org, 209.831.6435. Copies of the Draft EIR are available for review at the City of Tracy Planning Division (333 Civic Center Plaza, Tracy) and the Tracy Branch Library (20 East Easton Avenue, Tracy). The Draft EIR also may be reviewed at the City of Tracy's website:

<https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies>

PUBLIC HEARING REGARDING DRAFT EIR: In addition to the opportunities to comment on the Draft EIR mentioned above, if you wish to provide verbal comments, the Planning Commission will conduct a public hearing to receive comments. The public hearing will be held on October 12, 2022, at 7:00p.m., or as soon thereafter as possible, in the Tracy Council Chambers, 333 Civic Center Plaza.