Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020080531

Project Title: Tracy Costco Depot Annex

Lead Agency: City of Tracy

Contact Name: Genevieve Federighi, Associate Planne

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Project Location: Tracy, San Joaquin County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

The Tracy Costco Depot Project site (project site) is located at 16000 West Schulte Road in unincorporated San Joaquin County, California. The Assessor's Parcel Number (APN) for the project site is 209-230-02. The project site totals approximately 104.46 acres of undeveloped land previously used for agricultural purposes.

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 DDC. The two buildings (approximately 543,526 sf for Building 1 and 1,193,198 sf for Building 2) total approximately 1,736,724 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 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.

For more details regarding the operations, architecture, energy-efficient project components, landscaping, circulation, and utility improvements, please see the Project Description in the attached Initial Study.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

An Initial Study has been prepared for this project. Impacts associated with Mineral Resources, Populating and Housing, Recreation, and Wildfire would not occur.

See Chapter 1.0, Introduction, of the Recirculated Draft EIR for a description of the revisions to the Draft EIR (circulated in 2022).

The Recirculated Draft EIR analyzes impacts associated with Air Quality and Greenhouse Gases, Climate Change, and Energy. See Sections 3.3 and 3.7 of the Recirculated Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

The City of Tracy is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

If the City Council certifies the EIR in accordance with CEQA requirements, the City may use the EIR to support the following actions:

• Pre-zone of the property to the City's M-1 zoning district;
• Annexation of the Project site into the City (which requires approval by the San Joaquin County LAFCO);
• Development review permit for building design, landscaping, and other site features;
• Building, grading, and other permits as necessary for Project construction;
• Adopting a Mitigation Monitoring and Reporting Program (MMRP).

The following agencies may rely on the certified EIR to issue permits or approve certain aspects of the proposed project:

• Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES) and the Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
• San Joaquin LAFCO – Annexation of the Project site would be required.
• San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction activities would be subject to the SJVAPCD codes and requirements.