



**County of San Joaquin**  
**Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting**  
**14800 W. Schulte Road Logistics Center Project**

**Date:** November 23, 2020  
**To:** All Interested Agencies, Organizations, Persons and State Clearinghouse  
**From:** San Joaquin County  
**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the 14800 W. Schulte Road Logistics Center Project

Project Title: 14800 W. Schulte Road Logistics Center Project  
Project Numbers: PA-1900208 (SA) & PA-2000162 (ER)  
Project Address: 14800 W. Schulte Road, Tracy California 95377  
Project Applicant: LBA RVI-Company XXXII, LLC.

**Lead Agency/Contact:** County of San Joaquin Community Development Department  
Alisa Goulart, Associate Planner  
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(209) 468-0222

**Comment Period:** November 23, 2020 – December 22, 2020

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the County of San Joaquin (County), as Lead Agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with the 14800 W. Schulte Road Logistics Center Project (Project).

The County is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming Draft EIR. In accordance with CEQA, the County requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the Draft EIR.

Documents related to the Project will be available for review at the County's website at:

<http://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=actlist&typ=apd>

**Project Location:** The approximately 37.96-acre Project site is located at 14800 W. Schulte Road within southwestern unincorporated San Joaquin County, California (see Figure 1, Project Location). Currently, the site is vacant and contains bare expanses of soil interspersed with ruderal vegetation. The Project site was formerly used as a biomass energy facility, which was decommissioned and demolished in 2019.

The Project site is located within an area containing a mix of agricultural and industrial uses. The Project site is bounded by Schulte Road and agricultural uses to the north, Quality Road and agricultural uses to the east, a manufacturing/warehouse use to the south, and a warehouse/distribution use to the west.

The County of San Joaquin General Plan Land Use Map designates the Project site as General Industrial (I/G), and the County's Zoning Map identifies the site as General Industrial (I-G). The Project site is located within the Sphere of Influence (SOI) of the City of Tracy (City), and thus, is designated by the City's General Plan Land Use Map as Industrial.

Regional access to the Project site is provided by Interstate (I) 580 and I-205, located approximately 1.5 miles to the southwest and north, respectively, and I-5, located approximately 8 miles to the east.

**Project Description:** The Project would involve the construction and operation of three single-story industrial warehouse buildings totaling approximately 678,913 square feet, as well as associated improvements, including loading docks, tractor trailer stalls, passenger vehicle parking spaces, and street, sidewalk, and landscape improvements (see Figure 2, Site Plan). Although subject to change, demolition and preliminary construction is anticipated to commence in 2021.

Access to the Project would be provided via two driveways:

- Driveway 1 on Schulte Road – 30-foot-wide, full access (passenger cars only) driveway
- Driveway 2 on Schulte Road – 50-foot-wide, full access (passenger cars and trucks) driveway

To facilitate adequate on-site circulation and sufficient site access for both passenger vehicles and trucks, and to ensure efficient off-site circulation on nearby roadway facilities, the Project would involve street improvements on Schulte Road, including adding a right-turn lane on eastbound Schulte Road and widening a portion of westbound Schulte Road. These improvements would be constructed to accommodate the future build-out condition of Schulte Road. In addition, the Project would include internal drive aisles to facilitate on-site circulation. Emergency access would be provided via the two driveways on Schulte Road, as well as a 25-foot wide driveway on Quality Drive. This driveway would be reserved exclusively for emergency access.

The Project would involve the construction of new water, wastewater treatment, and stormwater drainage facilities. Domestic, irrigation, and fire suppression water would be sourced on the Project site through the installation of two on-site water wells. The Project would include a 500,000-gallon aboveground water storage tank that would be reserved for fire suppression uses only. Wastewater generated by each of the three buildings would be directed to individual on-site septic tanks and associated leach fields. Stormwater would be managed and treated by three below-grade, open, earthen infiltration basins that would be sized to capture and treat all on-site stormwater generated by two consecutive 10-year, 24-hour storm events, as required by the County.

### **Responsible Agencies**

For the purposes of CEQA, the term "Responsible Agency" includes all public agencies (other than federal agencies) beyond the Lead Agency that have discretionary approval power over the project (CEQA Guidelines Section 15381). Discretionary approval power may include such actions as issuance of a permit, authorization, or easement needed to complete some aspect of the Project. Responsible Agencies may include, but are not limited to, the following:

- **Central Valley Regional Water Quality Control Board (CVRWQCB):** Clean Water quality certification, National Pollution Discharge Elimination System Permit
- **City of Tracy:** Encroachment permits for placement of encroachments within, under, or over the City of Tracy rights of way if improvements are required within the City of Tracy

- **San Joaquin Valley Air Pollution Control District (SJVAPCD):** Authority to construct, permit to operate
- **San Joaquin Council of Governments:** Approval of participation and certificate of payment confirming participation in the San Joaquin Multi-Species and Habitat Conservation Plan

**Potential Environmental Impacts of the Project:** Based on the preliminary scope of the Project and preparation of an Initial Study, the County has determined that the Project could have a potentially significant environmental effect. Pursuant to CEQA Guidelines Section 15063, the County has determined that preparation of an Environmental Impact Report will be required, which will focus on the significant effects of the Project. The Project's potentially significant environmental effects will be addressed in the forthcoming Draft EIR. The potential environmental effects to be addressed in the Draft EIR will include, but may not be limited to the following:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Noise
- Transportation
- Tribal Cultural Resources
- Water
- Mandatory Findings of Significance

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project Alternatives. Further detail about the Draft EIR's scope, including a discussion of less-than-significant impacts and potentially significant impacts, is available in the Initial Study. See further below for access instructions.

A Notice of Availability will be published and circulated at a later date indicating that the Draft EIR will be available for public review and comment.

### **Public Scoping Comment Period and Meeting**

**Public Scoping Comment Period:** The County has established a 30-day public scoping period from November 23, 2020, to December 22, 2020. During the scoping period, the County's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects. During this period, this NOP and the Initial Study may be accessed electronically at the following website:

<http://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=actlist&typ=apd>

A hard copy of the IS/NOP is available for review at the San Joaquin County Community Development Department on Monday throughout Friday from 8:00 a.m. to 12 p.m. and 1 p.m. to 5:00 p.m. (except during office closures):

**San Joaquin County Community Development Department  
1810 East Hazelton Avenue  
Stockton, CA 95205**

**Public Scoping Meeting:** Rather than conducting an in-person meeting, Executive Order N-80-20 allows local governments to hold meetings via teleconferencing while still meeting state transparency requirements. Therefore, the Project's Scoping Meeting will be held online, through a webinar type format. The Scoping Meeting will involve a presentation about the Project and the environmental review process and schedule. The purpose of the meeting is to facilitate the receipt of written comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for entitlement requests will be scheduled

after the completion of the Draft EIR. The date, time, and website of the Project's Scoping Meeting are as follows:

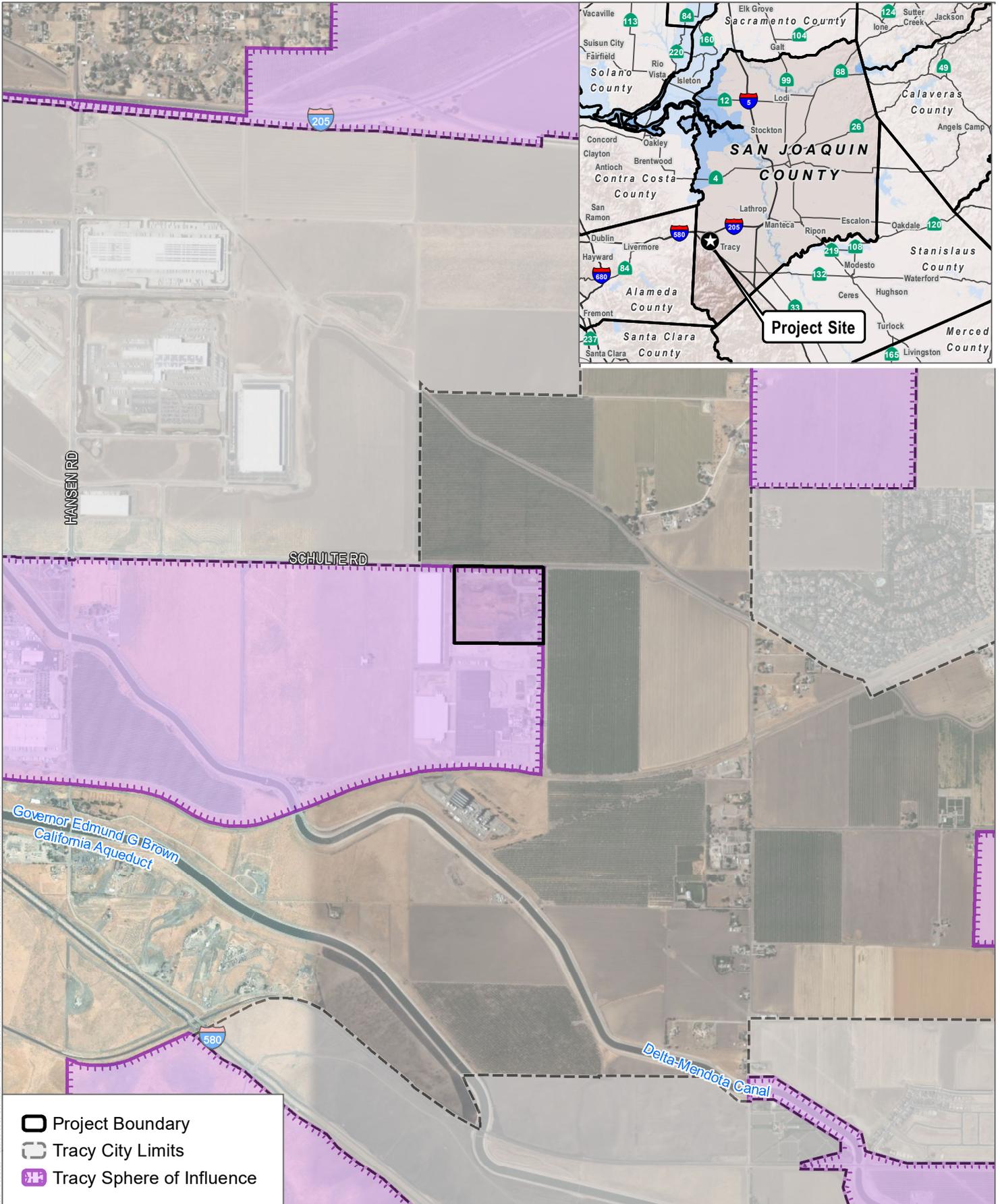
**Date and Time:** Thursday, December 10, 2020 at 4:00 – 4:45 PM (Agency Scoping Meeting)  
Thursday, December 10, 2020 at 5:15 – 6:00 PM (Public Scoping Meeting)

**Scoping Meeting Log-In:** Please register at [sjgov.org/commdev](http://sjgov.org/commdev)

**Scoping Comments:** All scoping comments must be received in writing by 5:00 p.m. on December 22, 2020, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

**Alisa Goulart, Associate Planner**  
**County of San Joaquin, Community Development Department**  
**1810 E Hazelton Ave,**  
**Stockton, California 95205**  
**Phone: (209) 468-0222**  
**Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)**

**Attachments:** Figure 1, Project Location  
Figure 2, Site Plan

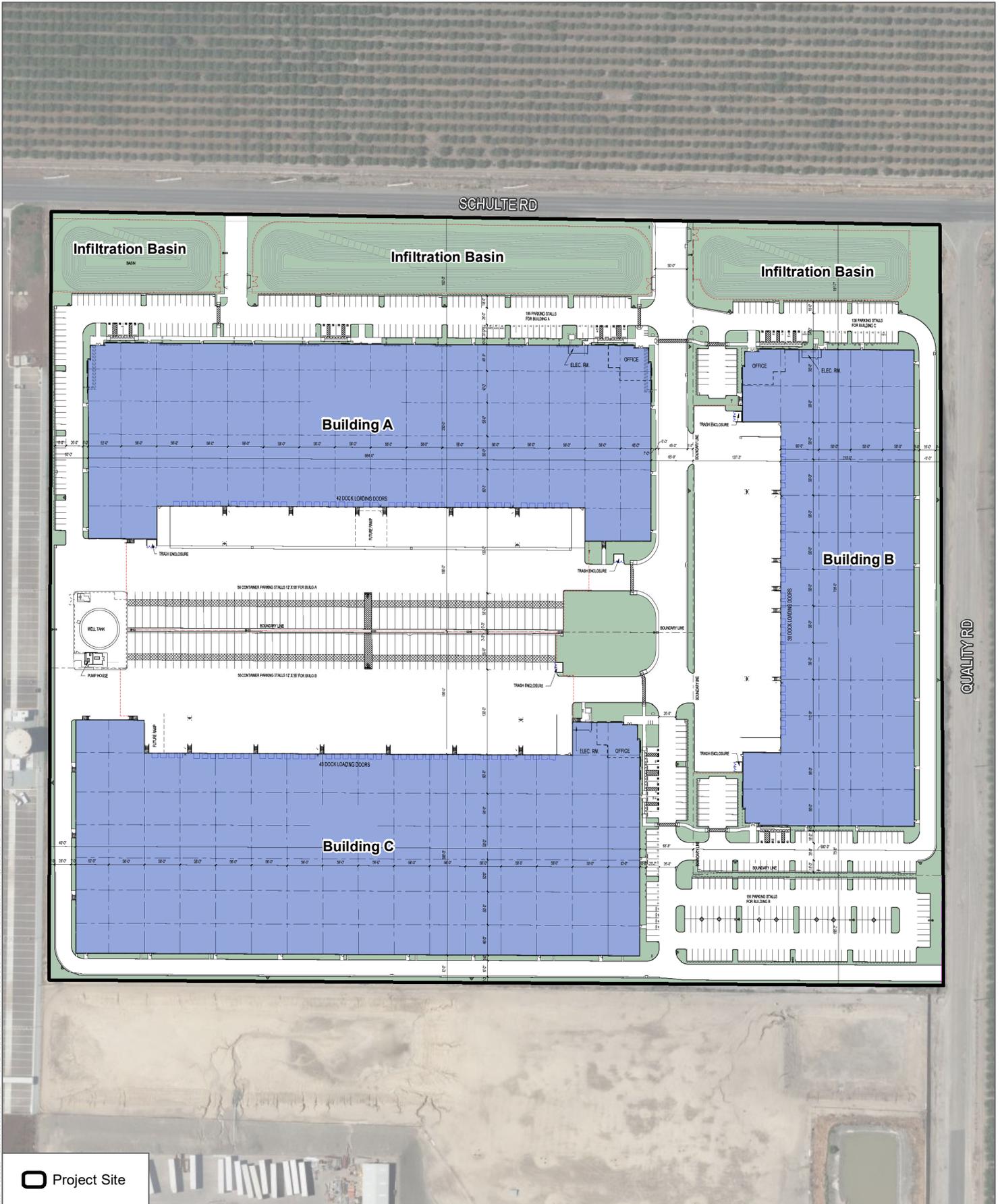


SOURCE: Bing Imagery (Accessed 2020), NHD (Accessed 2020)

FIGURE 1

Project Location

14800 W. Schulte Road Logistics Center Project



SOURCE: Bing Maps 2019, San Joaquin County

**FIGURE 2**  
Site Plan