

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: December 15, 2023

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

SUBJECT: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Schulte Road Warehouse Project

LEAD AGENCY: City of Tracy
Planning Division
333 Civic Center Plaza
Tracy, CA 95376

PROJECT PLANNER: Scott Claar, Senior Planner
Scott.Claar@cityoftracy.org
(209) 831-6429

PURPOSE OF NOTICE: This is to notify public agencies and the general public that the City of Tracy, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Schulte Road Warehouse Project. The City of Tracy is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Responsible/trustee agencies will need to use the EIR prepared by the City of Tracy when considering applicable permits, or other approvals for the proposed project.

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, January 16, 2024.

Please send your comments/input (including the name for a contact person in your agency) to: Attn: Scott Claar, Senior Planner, Development Services Department, City of Tracy, 333 Civic Center Plaza, Tracy, CA 95376; or by e-mail to Scott.Claar@cityoftracy.org.

SCOPING MEETING: On Tuesday, January 9, 2024, at 5:00 p.m., the City of Tracy will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the EIR. This meeting will be held on-line via Microsoft Teams, and interested parties may join the Microsoft Teams scoping meeting to review the proposed project exhibits and submit on-line comments beginning at 5:00 PM. Representatives

from the City of Tracy and the EIR consultant team will be available via the MS Teams scoping meeting to address questions regarding the EIR process and scope. All interested persons may submit statements orally during the meeting by calling the teleconference line at (209) 425-4338, Conference ID 295 015 624 508 or online <https://www.microsoft.com/microsoft-teams/join-a-meeting> Meeting ID: 295 015 624 508 Passcode: VxSNjk. If you have any questions regarding the scoping meeting, contact Scott Claar, Senior Planner, at (209) 831-6429 or Scott.Claar@cityoftracy.org.

PROJECT LOCATION AND SETTING: The Schulte Road Warehouse project site (project site) is located at 16286 West Schulte Road in unincorporated San Joaquin County, California (see Figures 1 and 2). 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 identified by Assessor Parcel Numbers (APNs) 209-230-250 and -260. Both parcels would be annexed to the City of Tracy as part of the project. The larger parcel (APN 209-230-250) (the “Development Area”) is proposed for development as part of the project. The smaller parcel (APN 209-230-260), referred to as the Williams Communication Parcel, would not be developed as part of the proposed project.

The project site includes two distinct planning boundaries defined below. The following terms are used throughout this Initial Study to describe the planning boundaries within the project site:

- **Project Site (or Annexation Area)** – totals 21.92 acres and includes: (1) the proposed 20.92-acre Development Area (APN 209-230-250), and (2) the 1.00-acre Williams Communication Parcel along West Schulte Road (APN 209-230-260), which would not be developed as part of the proposed project.
- **Development Area** – includes a 20.92-acre parcel (APN 209-230-250) that is intended for the development of up to 217,466-square foot (sf) of warehouse and office uses.

The project site is bound by Hansen Road to the west, West Schulte Road to the north, the Delta Mendota Canal to the south, and a private driveway and vacant land on the east. Surrounding land uses include the Cal Fire Station 26 and vacant land to the west, vacant land previously used for agricultural uses to the east, two industrial warehouses to the north, and the Delta Mendota Canal and agricultural land to the south. It is noted that an industrial warehouse Project, the Costco Depot Annexation Project, is currently (as of June 2023) proposed on the adjacent parcel to the east of the Project site. The area north of the project site is part of the Cordes Ranch Specific Plan Area, which is being developed with industrial and commercial uses pursuant to the Cordes Ranch Specific Plan approved by the City in 2013.

PROJECT DESCRIPTION: The proposed project would include demolition of the three single-family residences and six ancillary structures and redevelopment of the Development Area with a one-story, 217,466 square foot (sf) warehouse building and a surface parking lot (see Figure 4). The 217,466-sf warehouse would include 206,593 sf of warehouse uses and 10,873-sf of office space. The City’s General Plan land use designation for the project site is Industrial. Specific uses allowed in the industrial category range from flex/office space to manufacturing to warehousing and distribution. Although the tenants of the proposed warehouse are unknown at this time, this

analysis assumes that business operations could occur 24 hours per day. No cold storage facilities or uses are proposed or would be allowed on-site.

The proposed warehouse would include 31 dock level doors on the eastern side of the building. The maximum height of the one-story warehouse would be 42.5 feet, with the majority of the building at 40 feet. The entire project site, including the Development Area and the Williams Communication Parcel, would be annexed into the City as part of the proposed project. Landscaping would be provided throughout the site.

For more details regarding the site access, circulation, and utility improvements, please see the Project Description in the attached Initial Study.

PROJECT APPROVALS: 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;
- Submittal of a petition to the San Joaquin County LAFCo for annexation of the project site into the City (which requires approval by the LAFCo);
- Development Review Permit approval 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); and
- Adoption of a Statement of Overriding Considerations (should any significant and unavoidable impacts result from the project).

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

- Regional Water Quality Control Board (RWQCB) – Construction activities must be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – A Storm Water Pollution Prevention Plan (SWPPP) must be approved prior to construction activities pursuant to the Clean Water Act;
- San Joaquin LAFCo – Approval of a petition for annexation of the project site; and
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction activities would be subject to the SJVAPCD codes and requirements.

AREAS OF POTENTIAL IMPACTS: The Draft EIR will examine most of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

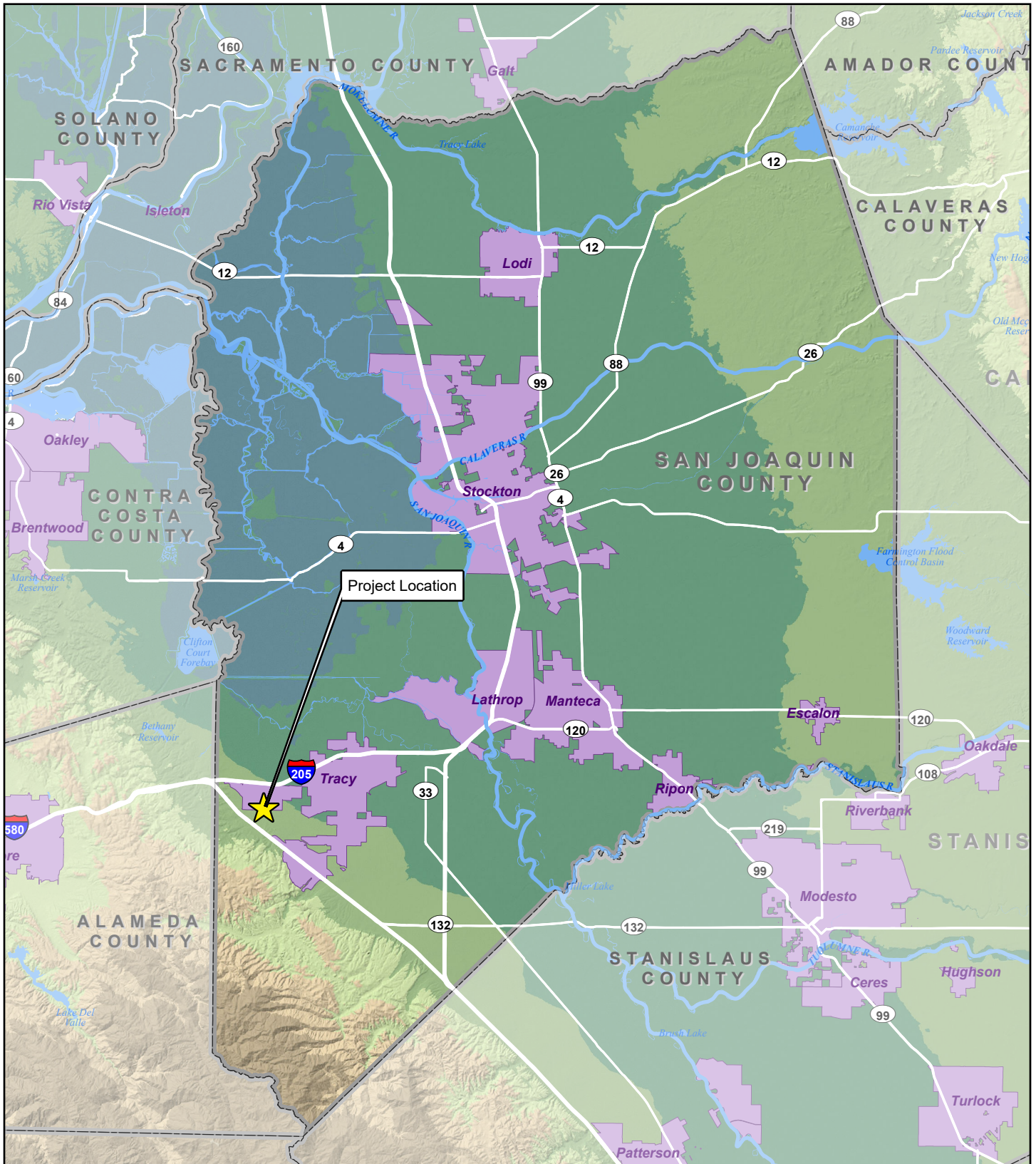
INITIAL STUDY: An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR.

ADDITIONAL INFORMATION: A copy of the Initial Study is available on the City's website at: <https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies>.

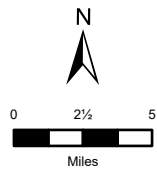
Signature: Scott Claar Date: 12/11/2023

Name/Title: Scott Claar, Senior Planner

Phone/Email: (209) 831-6429 Scott.Claar@cityoftracy.org



- LEGEND**
- Incorporated Area
 - County Boundary

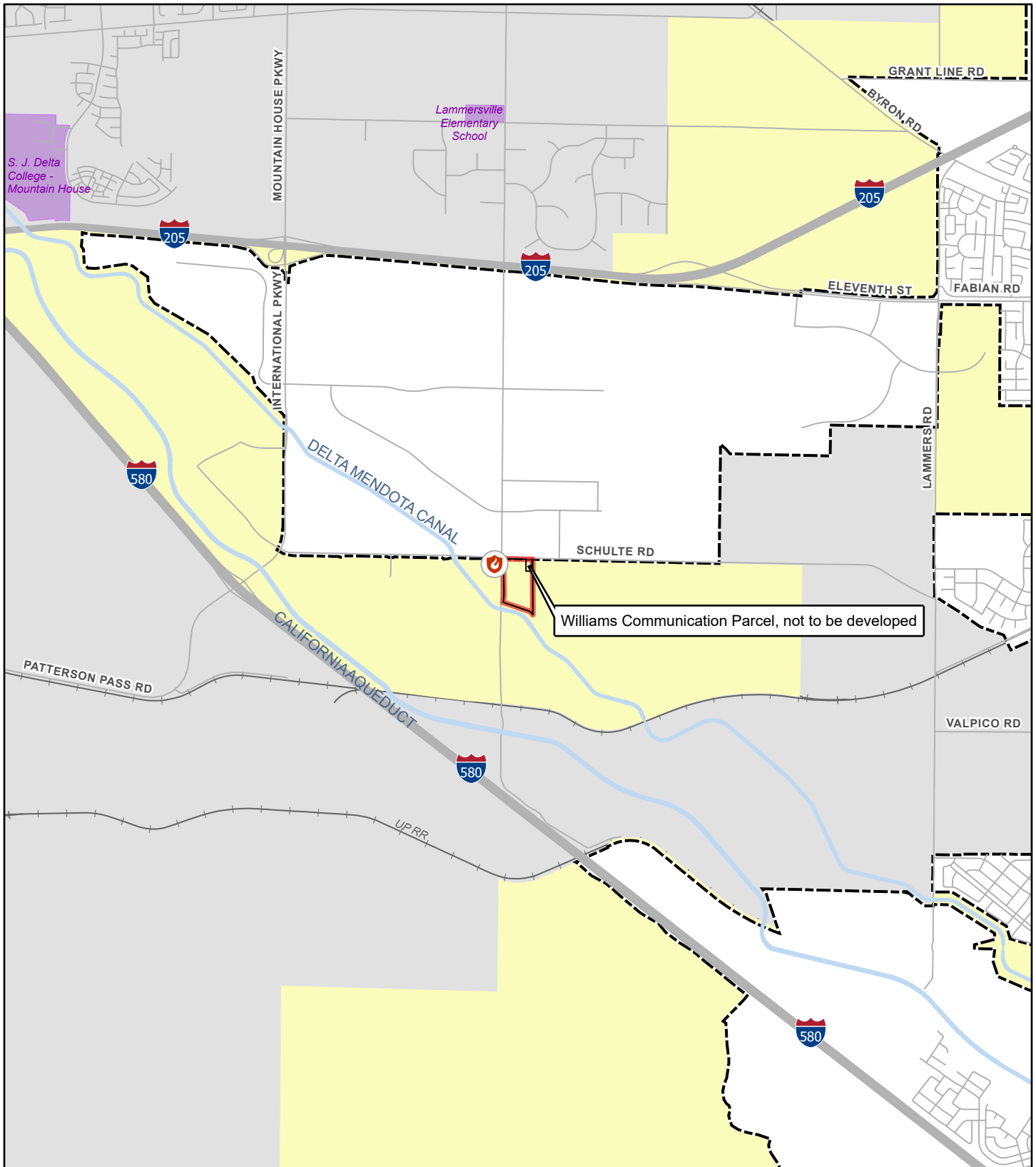


**CITY OF TRACY
SCHULTE ROAD WAREHOUSE PROJECT**

Figure 1. Regional Project Location

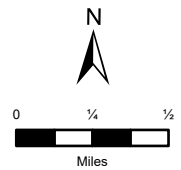
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Sources: San Joaquin County GIS Map date: December 10, 2021



- LEGEND**
- Project Site/ Annexation Area
 - Development Area
 - Tracy City Limits
 - Tracy Sphere of Influence

- Public Facilities**
- Schools
 - 94
 Tracy Fire Department Station #94



**CITY OF TRACY
SCHULTE ROAD WAREHOUSE PROJECT**

Figure 2. Project Vicinity

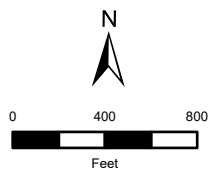
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Sources: San Joaquin County GIS. Map date: December 10, 2021



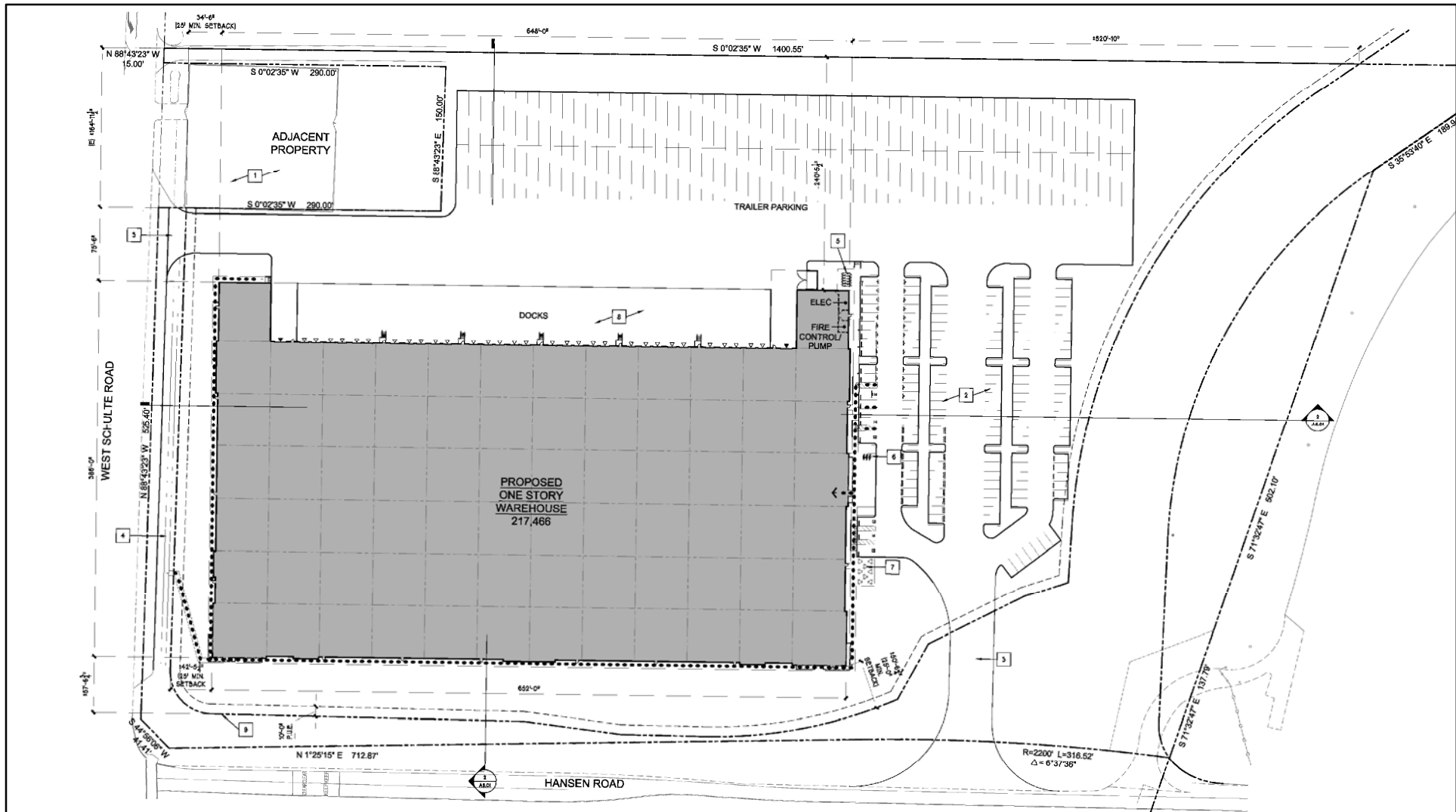
LEGEND

- Project Site/ Annexation Area
- Development Area
- Williams Communication Parcel, not to be developed
- Tracy City Limits
- Tracy Sphere of Influence



CITY OF TRACY
SCHULTE ROAD WAREHOUSE PROJECT

Figure 3. Aerial View of Project Site

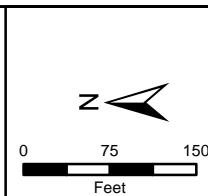


KEYNOTES

- 1 (E) Adjacent Utility Building & CMU Fence
- 2 Off-Street Car Parking
- 3 Driveway
- 4 Sidewalk
- 5 (5) Bicycle Lockers (2 stalls each = 10 total stalls)
- 6 (3) Bicycle Racks (2 stalls each = 6 total stalls)
- 7 Outdoor Employee Break Area w/Tables (w/umbrellas) & Chairs
- 8 Dock Side of Building Utilized as Aerial Apparatus Access Road Grades Less Than 10% at Docks and Grade Level Doors - See Civil Drawings
- 9 Proposed Property Line

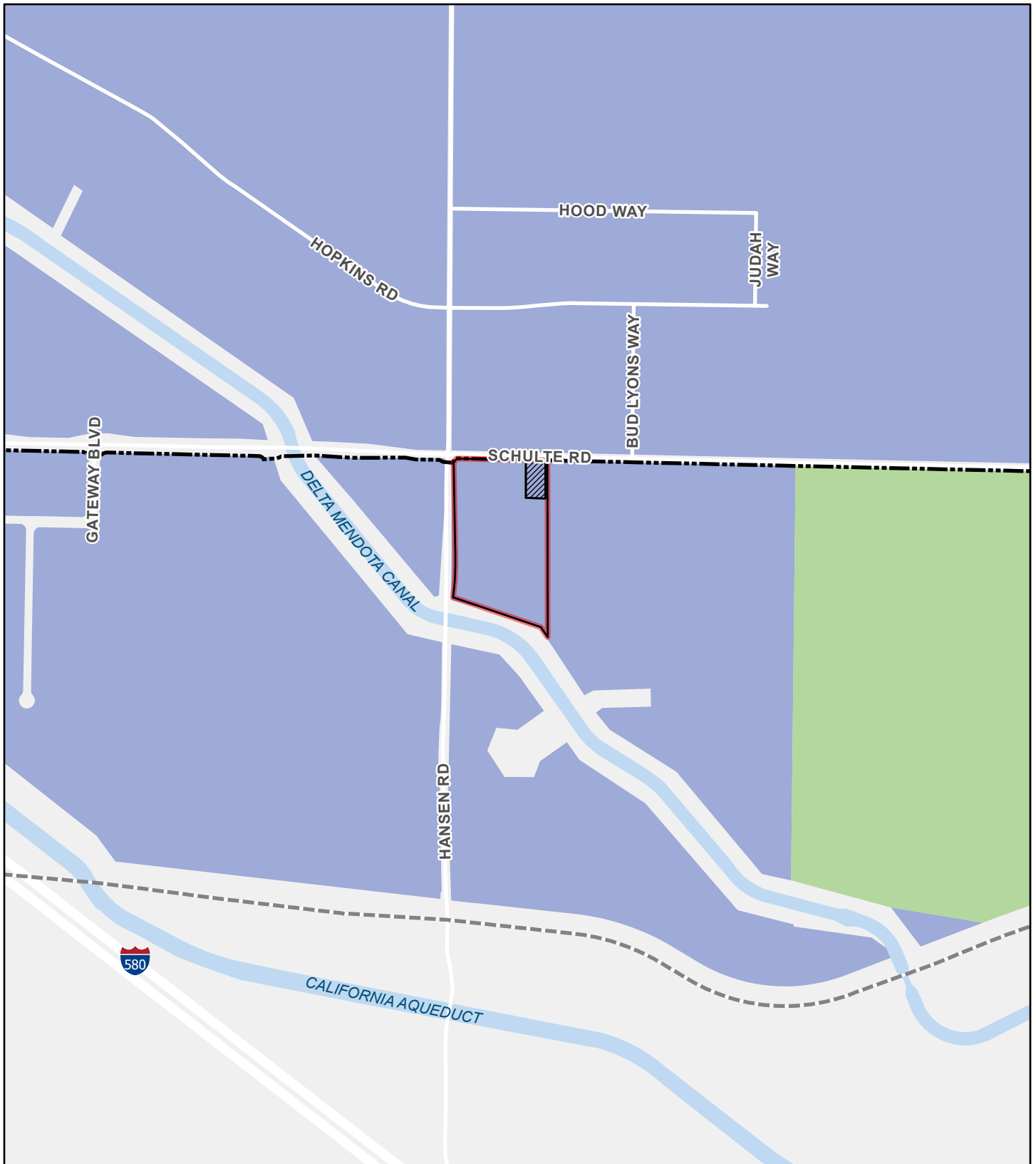
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- Property Line
- Accessible path of travel to have a continuous surface, not interrupted by steps or by abrupt changes in level exceeding 1/2" and shall be a minimum of 48" in width per CBC Chapter 11 Division 4. Accessible routes of travel where necessary to change elevation at a slope exceeding 1:20 shall have ramps complying with CBC 11B-405. Walks shall not exceed 1:20 in direction of travel and 1:48 cross slope.



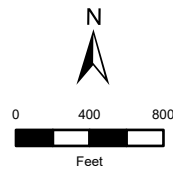
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SCHULTE ROAD WAREHOUSE PROJECT

Figure 4. Site Plan - Proposed Project



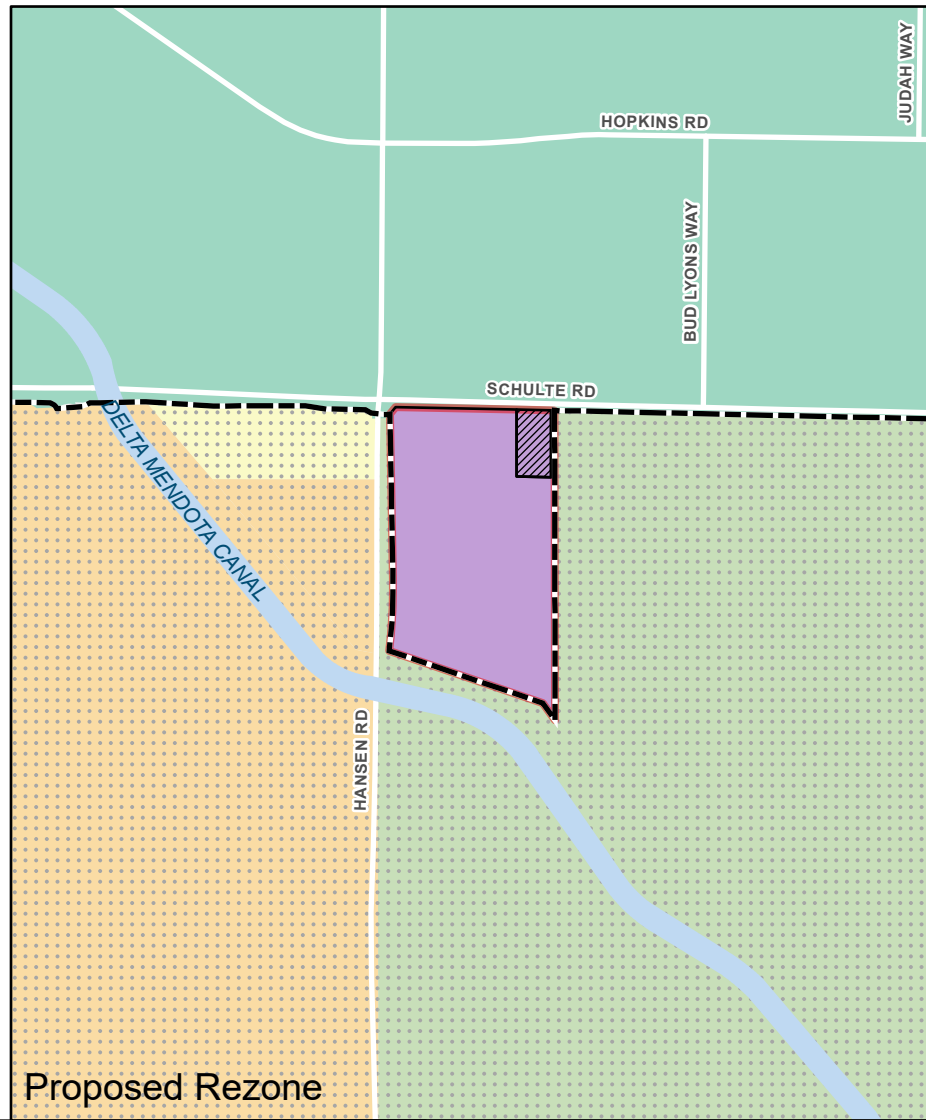
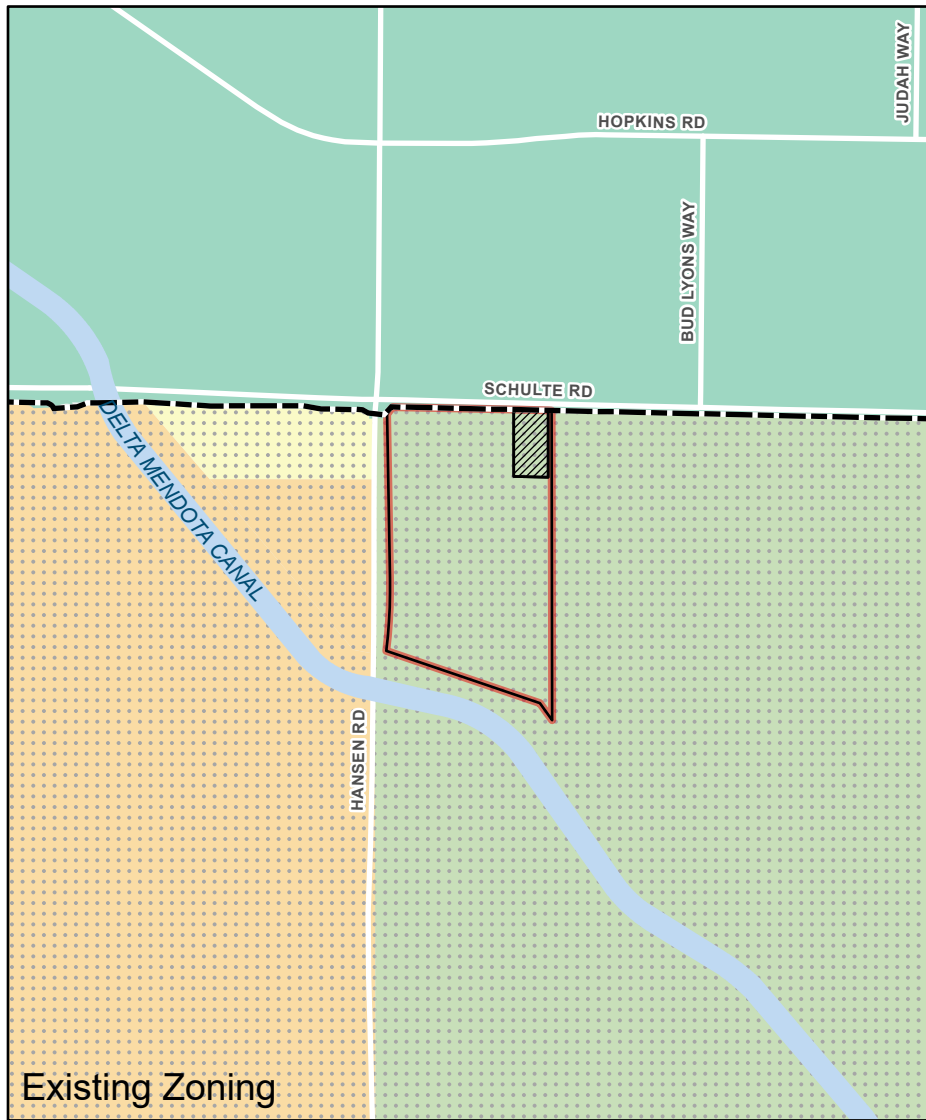
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- | | |
|-------------------------------|--|
| Project Site/ Annexation Area | Development Area |
| Tracy City Limits | Development Area |
| Tracy Sphere of Influence | Williams Communication Parcel, not to be developed |
| City of Tracy Land Use | |
| Industrial | |
| Park | |



**CITY OF TRACY
SCHULTE ROAD WAREHOUSE PROJECT**

Figure 5. Existing General Plan Land Use Map



LEGEND

- Project Site/ Annexation Area
- Tracy City Limits
- Development Area**
- Development Area
- Williams Communication Parcel, not to be developed

<p>San Joaquin County Zoning</p> <ul style="list-style-type: none"> AG-40 I-L P-F 	<p>City of Tracy Zoning</p> <ul style="list-style-type: none"> M-1 CRSP
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SCHULTE ROAD WAREHOUSE PROJECT

Figure 6. Existing and Proposed Zoning Map

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm