

Notice of Availability

Schulte Road Warehouse - Draft Environmental Impact Report

LEAD AGENCY

City of Tracy Planning Division
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EIR CONSULTANT

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PROJECT TITLE: Schulte Road Warehouse

PROJECT LOCATION: The Project site is located at 16286 West Schulte Road in unincorporated San Joaquin County, California (Figures 2.0-1 and 2.0-2). 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 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 – 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 would include the construction and subsequent operation of a 217,466-square-foot (sf) warehouse building. 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 will 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 42.6 feet, with the majority of the building at 40 feet. Landscaping would be provided throughout the site.

The principal objective of the proposed Project is the demolition of three single family residences and six ancillary structures and redevelopment of the Development Area with a one-story, 217,466 sf warehouse building and a surface parking lot.

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 the 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, Transportation and Circulation, Cumulative Aesthetics, and Cumulative 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 August 30, 2024 and end on October 14, 2024 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 October 14, 2024 and should be submitted to the attention of Scott Claar, Senior Planner at the City of Tracy, 333 Civic Center Plaza, Tracy, CA 95376; or by e-mail to Scott.Claar@cityoftracy.org. Copies of the Draft EIR are available for review at the City of Tracy Planning Division (333 Civic Center Plaza, 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>

MEETING: The proposed Project and Draft EIR will be presented to the community during the 45-day review period to receive formal comments on the Draft EIR. The meeting will be held during the October 9, 2024 Tracy Planning Commission meeting at 7:00 pm, located in the Council Chambers at 333 Civic Center Plaza.