

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 #: 2023120437

Project Title: Schulte Road Warehouse Project

Lead Agency: City of Tracy

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Phone Number: (209) 831-6429

Project Location: Tracy, San Joaquin County

City

County

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

The Schulte Road Warehouse project site (project site) is located at 16286 West Schulte Road in unincorporated San Joaquin County, California. The project site is within the Tracy Sphere of Influence (SOI) 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. The larger parcel (APN 209-230-250) 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 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 sf warehouse building and a surface parking lot. 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. The 217,466-sf warehouse would include 206,593 sf of warehouse uses and 10,873-sf of office space. 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.

For more details regarding the landscaping, site access, circulation, and utility improvements, please see the Project Description in the attached RDEIR

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 Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Populating and Housing, Public Services, Recreation, and Wildfire would not occur. The DEIR (2024) included the remaining environmental topics.

The RDEIR includes the following sections: Chapter ES: Executive Summary, Chapter 1.0: Introduction, Chapter 2.0: Project Description, Section 3.2: Air Quality, Section 3.7: Greenhouse Gases, Climate Change and Energy, and Chapter 4.0: Other CEQA Required Topics.

The following significant and unavoidable impacts of the proposed Project are discussed in Sections 3.1 through 3.10 and previously in this chapter (cumulative-level):

- Impact 3.1-1: Project implementation may result in substantial adverse effects on scenic vistas;
- Impact 3.10-1: Project implementation may conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b);
- Impact 4.2: Cumulative Degradation of the Existing Visual Character of the Region;
- Impact 4.5: Cumulative Impact on the Region's Air Quality; and
- Impact 4.12: Under Cumulative conditions, the proposed Project would conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

See Chapter ES for the mitigation measures and conclusion determinations.

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

Aspects of the proposed project that were identified during the NOP comment period as potentially being of public concern include the following:

- The type and amount of agricultural land converted to urban uses;
- Impacts on any current and future agricultural operations in the vicinity;
- Potential impacts to surface and groundwater;
- Release of hazardous materials;
- Project-related construction and/or operational emissions potentially exceeding SJVAPCD thresholds;
- Operational emissions from off-road equipment (i.e., forklifts) and/or on-road equipment (i.e., mobile yard trucks with the ability to move materials) during Project operation;
- Truck routing and heavy-duty truck air emissions potentially impacting residential communities and sensitive receptors; and
- Toxic Air Contaminants impact on sensitive receptors.

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;
- A Conditional Use Permit to allow for food processing and canning in the M-1 Zoning District;
- 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 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.
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction activities would be subject to the SJVAPCD codes and requirements.