

Notice of Availability
Schulte Road Warehouse – Recirculated
Draft Environmental Impact Report

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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 located at the southeast corner of Hansen Road and West Schulte Road. The Project site is bounded on the north by West Schulte Road, on the west by Hansen Road, 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 totals 21.92 acres along West Schulte Road and includes two distinct planning boundaries: (1) the proposed 20.92-acre “Development Area” (APN 209-230-250), which is intended for development of up to 217,466 square feet (sf) of warehouse and office uses; and (2) the 1.00-acre Williams Communication Parcel (APN 209-230-250), which would not be developed as part of the proposed Project. The entire Project site would be annexed to the City of Tracy as part of the Project.

The proposed 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. The Industrial designation allows a range of uses including flex/office space, manufacturing, and 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 to develop the Development Area with a one-story, 217,466 sf warehouse building and a surface parking lot, and this development would require the demolition of three single-family residences and six ancillary structures within the Development Area.

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 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 apply

the Light Industrial (M-1) zoning designation to 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 Recirculated Draft EIR concludes that the Project may result in significant and unavoidable environmental impacts relating to Aesthetics, Transportation and Circulation, Cumulative Aesthetics, Cumulative Transportation and Circulation, and Cumulative Air Quality. The Recirculated Draft EIR also describes various mitigation measures to mitigate the severity of other potentially significant environmental impacts.

PUBLIC REVIEW PERIOD: The City of Tracy prepared and publicly circulated a Draft Environmental Impact Report (the "Draft EIR") for the proposed Project on August 30, 2024, inviting comment from the general public, agencies, organizations, and other interested parties. A Notice of Availability (NOA) was filed with the State Clearinghouse (SCH # 2023120437) and the County Clerk, and was published in a local newspaper pursuant to the public noticing requirements of the California Environmental Quality Act (CEQA). The Draft EIR was available for public review and comment from August 30, 2024 through October 14, 2024.

Upon review of comment letters received on the Draft EIR during the 2024 public comment period, the City concluded that portions of the Draft EIR analysis should be revised and expanded to address issues raised in comment letters. Specifically, the City has determined that the greenhouse gas analysis and air quality analysis should be revised, and that an analysis of potential energy-related impacts should be included. These revisions and additional analysis have been prepared in response to letters received from the Sierra Club (October 3, 2024) and the Golden State Environmental Justice Alliance (October 9, 2024). The Recirculated Draft EIR includes revisions to the air quality and greenhouse gas emissions analysis that address the issues raised in the above-referenced comment letters. The Recirculated Draft EIR also includes a discussion of the Project's energy impacts, which was not included in the Draft EIR. The revised analyses in Sections 3.3, Air Quality, and 3.7, Greenhouse Gases, Climate Change and Energy, of the Recirculated Draft EIR fully address the comments received on these topics for the (2024) Draft EIR.

In accordance with CEQA Guidelines Section 15088.5 (c), if revisions to a Draft EIR are limited to a few chapters or portions of the Draft EIR, the lead agency need only recirculate the chapters or portions that contain significant new information. The Recirculated Draft EIR includes the following chapters:

- Chapter ES: Executive Summary
- Chapter 1.0: Introduction
- Chapter 2.0: Project Description
- Section 3.3: Air Quality
- Section 3.7: Greenhouse Gases, Climate Change and Energy
- Chapter 4.0: Other CEQA-Required Topics

These chapters will substitute for and supersede those contained in the previously-circulated Draft EIR. Those chapters and sections of the previously-circulated Draft EIR that are not listed above remain valid and are operative and effective parts of the overall EIR. Because some of the Project's air quality, greenhouse gas emissions, and energy

impacts are more severe than evaluated in the Draft EIR, the significance determinations for some impacts have changed compared to those in the Draft EIR.

In accordance with State CEQA Guidelines, Section 15088.5, the City is publishing the Recirculated Draft EIR, with associated appendices, to provide the public and agencies with ample opportunity to review and comment on the updated analysis and new project information. Procedures for commenting on the Recirculated Draft EIR are detailed below.

A 45-day public review period for the Recirculated Draft EIR will commence on March 21, 2025, and end on May 5, 2025, during which time interested individuals and public agencies may submit written comments on the document. **Because the Recirculated Draft EIR supersedes the Draft EIR with respect to the contents of the Recirculated Draft EIR, and as provided by the CEQA Guidelines, the City will not provide any written responses to comments that were submitted during the 2024 comment period on Chapter ES, Chapter 1, Chapter 2, Section 3.3, Section 3.7, and Chapter 4 of the Draft EIR. Instead, the City will provide written responses to comments on those Chapters and Sections in the Recirculated Draft EIR. In addition, the City will provide written responses to all comments submitted on the remaining portions of the Draft EIR during the 2024 comment period, and such comments do not need to be resubmitted.** Written comments concerning the Recirculated Draft EIR are due by 5:00 p.m. on May 5, 2025 and should be submitted to the attention of Victoria Lombardo at the City of Tracy, 333 Civic Center Plaza, Tracy, CA 95376; or by e-mail to Victoria.Lombardo@cityoftracy.org. Copies of the Recirculated Draft EIR are available for review at the City of Tracy Planning Division (333 Civic Center Plaza, Tracy). The Recirculated 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>