



# Community Development Department

Planning · Building · Neighborhood Preservation

**County of San Joaquin  
Notice of Availability of a Draft Environmental Impact Report  
14800 W. Schulte Road Logistics Center Project**

**Date:** March 31, 2021  
**To:** All Interested Agencies, Organizations, and Persons and the State Clearinghouse  
**From:** San Joaquin County  
**Subject:** Notice of Availability of a Draft Environmental Impact Report for the 14800 W. Schulte Road Logistics Center (State Clearinghouse No. 2020110406)

Project Title: 14800 W. Schulte Road Logistics Center  
Project Numbers: PA-1900208 (SA) and 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  
1810 East Hazelton Avenue  
Stockton, California 95205  
alisa.goulart@sjgov.org  
(209) 468-0222

**Comment Period:** March 31, 2021–May 15, 2021

The County of San Joaquin (County), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the environmental effects associated with the 14800 W. Schulte Road Logistics Center (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for a 45-day review and comment period. The County is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15087). The Draft EIR assesses the potential environmental impacts resulting from construction and operation of the Project.

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, consisting of bare 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 in an area containing a mix of agricultural and industrial uses and 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 General Plan Land Use Map designates the Project site as General Industrial (I/G), and the County Zoning Map identifies the site as General Industrial (I-G). The Project site is located within the Sphere of Influence of the City of Tracy (City) and 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, located approximately 1.5 miles to the southwest; I-205, approximately 1.5 miles to the north; and I-5, 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; truck/trailer stalls; passenger vehicle parking spaces; and street, sidewalk, and landscape improvements (see Figure 2, Site Plan). Although subject to change, site clearing and preliminary construction is anticipated to commence in 2021.

Access to the Project site 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 over some aspect of the Project that may include such actions as issuance of a permit, authorization, or easement needed to complete some component of the Project (CEQA Guidelines Section 15381). Responsible Agencies may include, but are not limited to, the following:

- **Central Valley Regional Water Quality Control Board:** 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:** 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

**Project Impacts:** Through preparation of the Initial Study that accompanied the Notice of Preparation (EIR Appendix A) and the subsequent preparation of the Draft EIR, it was determined that the Project would result in no impact or a less-than-significant impact for the following environmental topics: aesthetics, agriculture and forestry resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems, and wildfire.

With the incorporation of mitigation measures identified in the Draft EIR, potentially significant impacts would be reduced to less than significant for the following environmental topics: biological resources; cultural, tribal cultural, and paleontological resources; and transportation.

The Draft EIR concluded that the Project would have a significant and unavoidable impact for the following environmental topic: air quality.

The CEQA Guidelines also require this notice to indicate whether or not the Project site is included on any of the lists of sites enumerated under Section 65962.5 of the California Government Code (the Cortese List). As further discussed in the Initial Study that accompanied the Notice of Preparation and the Draft EIR, the Project site is not included on a Cortese List.

### **Public Comment Period**

The public comment period for this Draft EIR will begin on March 31, 2021, and end on May 15, 2021.

Copies of the Draft EIR are available to review online at the following website:

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

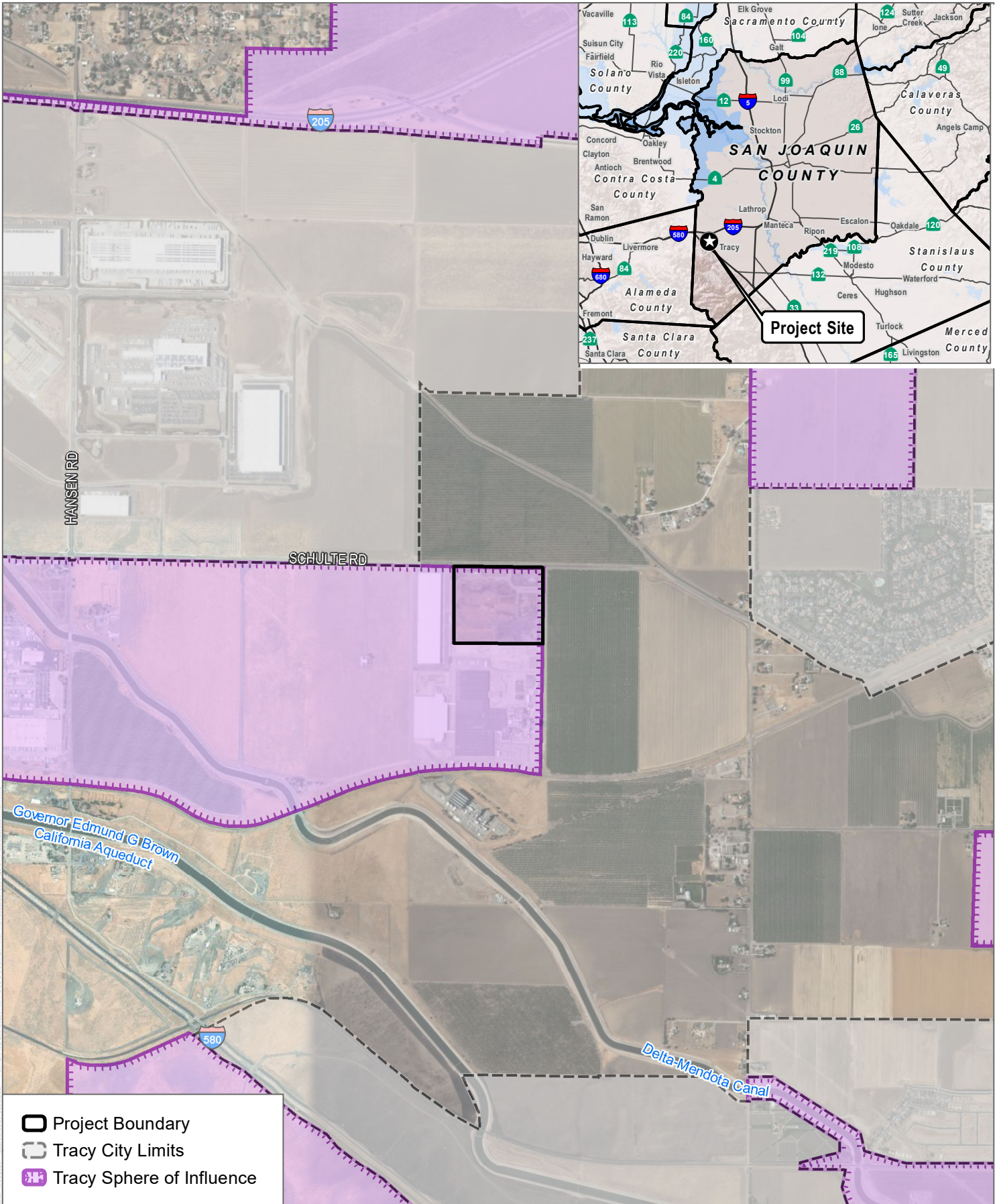
The document is available to review at the San Joaquin County Community Development Department (1810 East Hazelton Avenue, Stockton, California 95205) Monday through Friday from 8 a.m. to 12 p.m. and 1 p.m. to 5 p.m. (except during office closures). The document is also available to review at the Tracy Branch Library (20 East Eaton Avenue, Tracy, California 95376). Please note that Tracy Branch Library is currently offering limited services due to COVID-19 and members of the public are encouraged to contact the library via telephone at (866) 805-7323 prior to their visit.

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 Avenue**  
**Stockton, California 95205**  
**Phone: (209) 468-0222**  
**Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)**

**Public Hearing:** A public hearing at which the County Community Development Department will consider the Project, the requested Project entitlements, and the Draft EIR has yet to be scheduled. Once this hearing has been scheduled, a separate notice will be publicly circulated consistent with all applicable public noticing requirements set forth by the County.

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



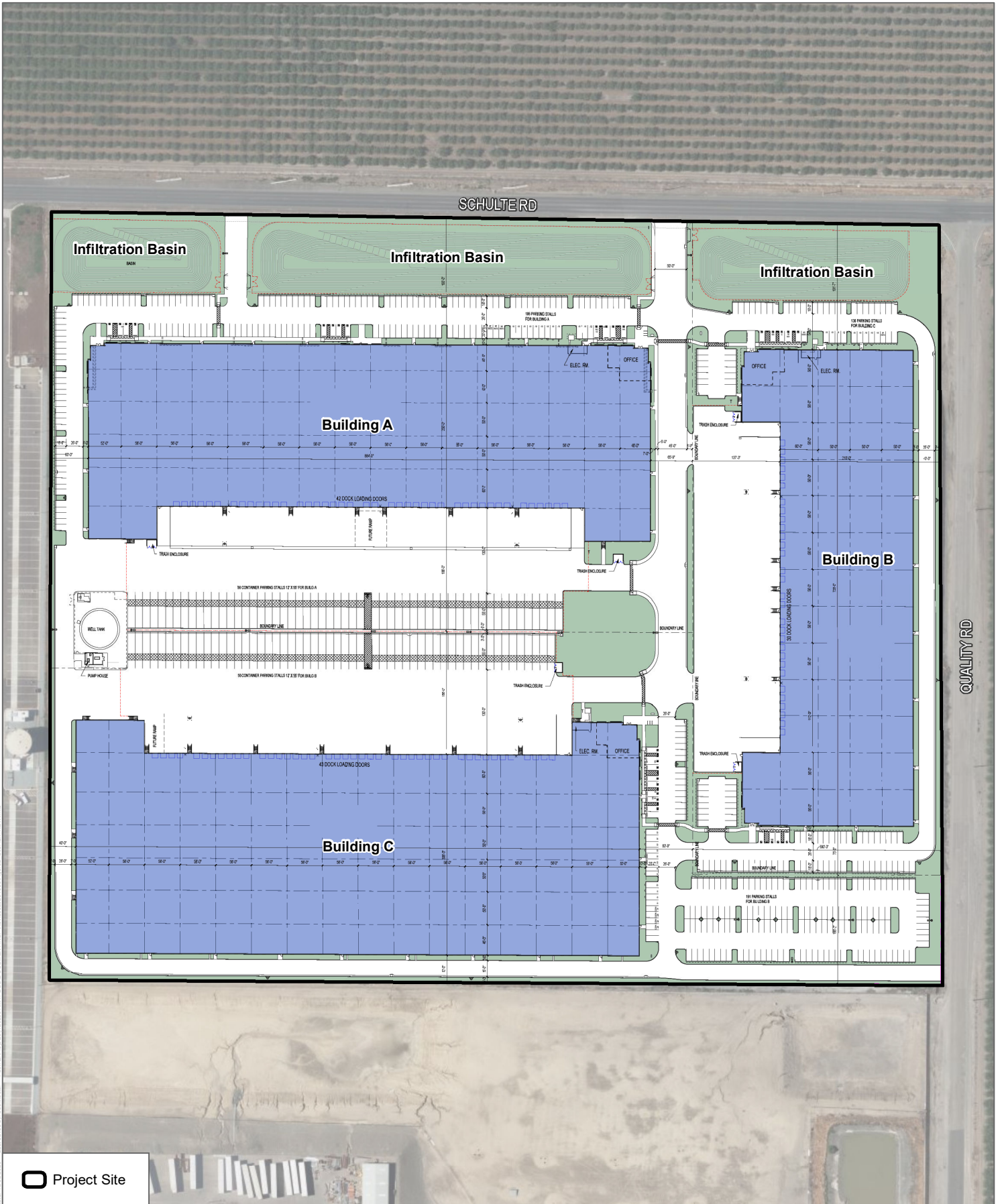
SOURCE: Bing Imagery (Accessed 2020), NHD (Accessed 2020)

FIGURE 1

Project Location

14800 W. Schulte Road Logistics Center Project





SOURCE: Bing Maps 2019, San Joaquin County

**FIGURE 2**  
Site Plan