

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Costco Cold Storage Project

Lead Agency: City of Tracy Contact Person: Genevieve Federighi, Senior Planner
 Mailing Address: 333 Civic Center Plaza Phone: 209-831-6435
 City: Tracy Zip: 95376 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Tracy
 Cross Streets: Hansen Road, West Schulte Road Zip Code: 95377

Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 49.22 " N / 121 ° 30 ' 33.92 " W Total Acres: 77.2

Assessor's Parcel No.: 209-230-090; 209-230-240 Section: 35 Twp.: 02S Range: 04E Base: MDB&M

Within 2 Miles: State Hwy #: 1580; 1205 Waterways: Delta Mendota Canal, California Aqueduct
 Airports: N/A Railways: Union Pacific Railroad Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 567,075 Acres _____ Employees 552
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

City of Tracy General Plan Designation: Industrial; San Joaquin County Zoning: AG-40

Project Description: (please use a separate page if necessary)

The Project applicant proposes to remove all existing fallow orchard trees on the Project site and develop a 567,075-square-foot (sf) cold distribution center within a single-story building. The facility would include shipping and receiving truck-loading docks located along the north and south sides of the building. The proposed development would consist of 11,656 sf of office space, 547,001 sf of refrigerated warehouse area and a maintenance bay, and an 8,418-sf refrigeration equipment room. The approximately 75.3-acre Project site includes a 4.1 acre United States Bureau of Reclamation (BOR) parcel and approximately 1.9 acres dedicated to the right-of-way for Hansen Road. The proposed Project includes two conceptual site plans, depending on whether the applicant can acquire rights to use or ownership of the BOR parcel. Once construction of the proposed Project is completed, Costco will relocate the existing cold storage operations from the Costco Tracy Depot campus at 25501 Gateway Boulevard to the Project site and use the vacated space at the Costco Tracy Depot campus to expand the meat plant operations at that site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 03/20/2026 Ending Date 04/19/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Costco Wholesale Corporation, c/o Christine Lasley</u>
Address: <u>3 MacArthur Place, Suite 1100</u>	Address: <u>999 Lake Drive</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Issaquah, WA 98027</u>
Contact: <u>Dina El Chammas</u>	Phone: <u>425-785-5244</u>
Phone: <u>714-966-9220 ext. 2371</u>	

Signature of Lead Agency Representative: *Genevieve Federighi* Date: 3/19/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.