

## Office of Land Use and Climate Innovation State Clearinghouse Summary Form for Electronic Document Submittal

**Date:** March 19, 2026

**Project Title:** Costco Cold Storage Project

**CEQA Document:** Notice of Preparation

**State Clearinghouse Number:** N/A

**Lead Agency:** City of Tracy

**Lead Agency Contact Name:** Genevieve Federighi, Senior Planner

**Email:** Genevieve.Federighi@cityoftracy.org **Phone Number:** (209) 831-6435

**Project Location (City and County):** City of Tracy, San Joaquin County

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

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 1.6 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.

**Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.**

The EIR for the proposed Project will address the range of impacts that could result from the proposed Project. The following environmental topics will be examined in the EIR: aesthetics, agricultural and forestry resources, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, and utilities and system services.

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

N/A

**Provide a list of the responsible or trustee agencies for the project.**

- San Joaquin LAFCo
- San Joaquin County
- San Joaquin Valley Air Pollution Control District
- Central Valley Regional Water Quality Control Board
- United States Bureau of Reclamation
- San Luis & Delta-Mendota Water Authority