

ATTACHMENT: INITIAL STUDY CHECKLIST

1. INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378(a), the Costco Cold Storage Project (proposed Project) is a “project” under CEQA; an action undertaken by a public agency which has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. The City of Tracy (City) is the lead agency for the proposed Project and is therefore required to conduct an environmental review to analyze the potential environmental effects associated with the proposed Project. This Initial Study was prepared by PlaceWorks for the City to assist in the preparation of an Environmental Impact Report (EIR). This Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.) and the CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations).

All documents cited in this Initial Study and used in its preparation are hereby incorporated by reference into this Initial Study.

2. PROJECT INFORMATION

Project Title: Costco Cold Storage Project

Lead Agency Name and Address:

City of Tracy
Planning Division
333 Civic Center Plaza
Tracy, CA 95376

Contact Person and Phone Number:

Genevieve Federighi, Senior Planner
City of Tracy
Planning Division
Genevieve.Federighi@cityoftracy.org
(209) 831-6435

Project Sponsor’s Name and Address:

Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027

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Project Location: The 75.3-acre Project site is at 26301 Hansen Road in unincorporated San Joaquin County, California within the 10-year planning horizon¹ area of the City of Tracy Sphere of Influence (SOI), approximately 0.3 miles south of the Tracy city limits at Schulte Road (see Figures 2-1, *Regional Map*, and 2-2, *Local Vicinity*). The Assessor's Parcel Numbers (APN) for the Project site are 209-230-090 and 209-230-240. The Bureau of Reclamation (BOR) owns approximately 4.1 acres of APN 209-230-090 (BOR site) (see Figure 2-3, *Site Aerial*). Both parcels would be annexed to the City of Tracy and developed as part of the project.

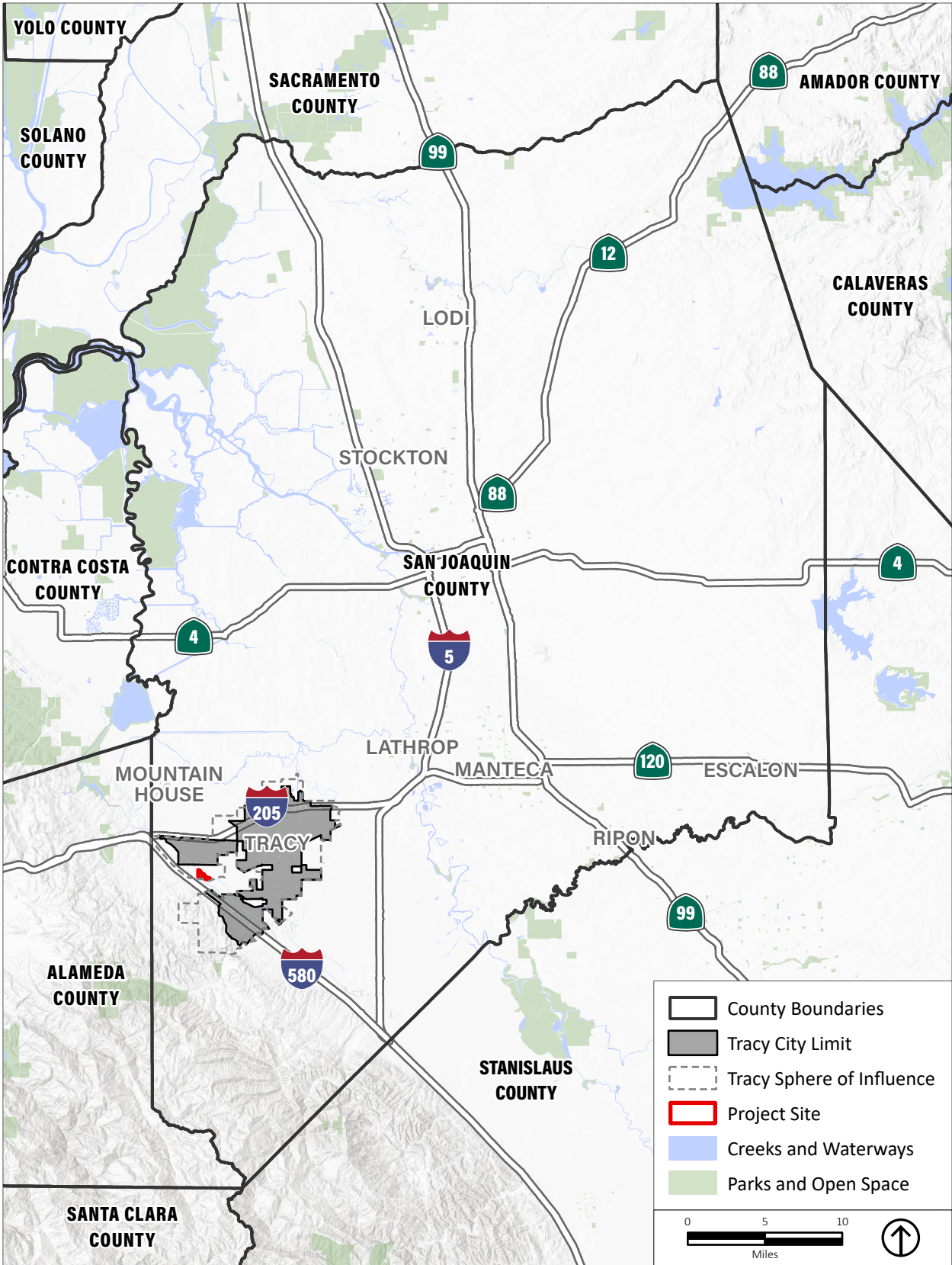
General Plan Designation: The City of Tracy General Plan (General Plan) designates the Project site Industrial, which allows for uses such as warehouses and distribution facilities, light manufacturing, self-storage facilities, aggregate deposits and extraction operations, and automobile garages. The San Joaquin County General Plan designates the Project site as an Agricultural/Urban Reserve (A/UR), which allows for agricultural use, farm-related residential use, and open space and parks.

Zoning: The Project site is not currently within city limits, so there is no City of Tracy zoning designation for the site. San Joaquin County has zoned the Project site as General Agriculture, with a minimum parcel size of 40 acres (AG-40), which aims to preserve agricultural lands for the continuation of commercial agriculture enterprises.

Project Background: Costco has owned and operated various industrial warehousing and food processing facilities at the approximately 94-acre Costco Tracy Depot campus located at 25501 Gateway Boulevard, including but not limited to facilities used for the refrigerated storage of various food products (existing cold storage) and the production and processing of meat food products (meat plant); see Figure 2-2. At the Costco Tracy Depot, the existing cold storage facility covers approximately 249,000 square feet (sf) and employs approximately 310 people. Adjacent to the existing cold storage facility is the existing meat plant which covers approximately 204,000 sf and employs approximately 490 full-time Costco employees.

¹ The City of Tracy's 10-Year Planning Horizon spans from 2019 to 2029 and consists of areas surrounding the existing City limits anticipated for development within the relative near-term.

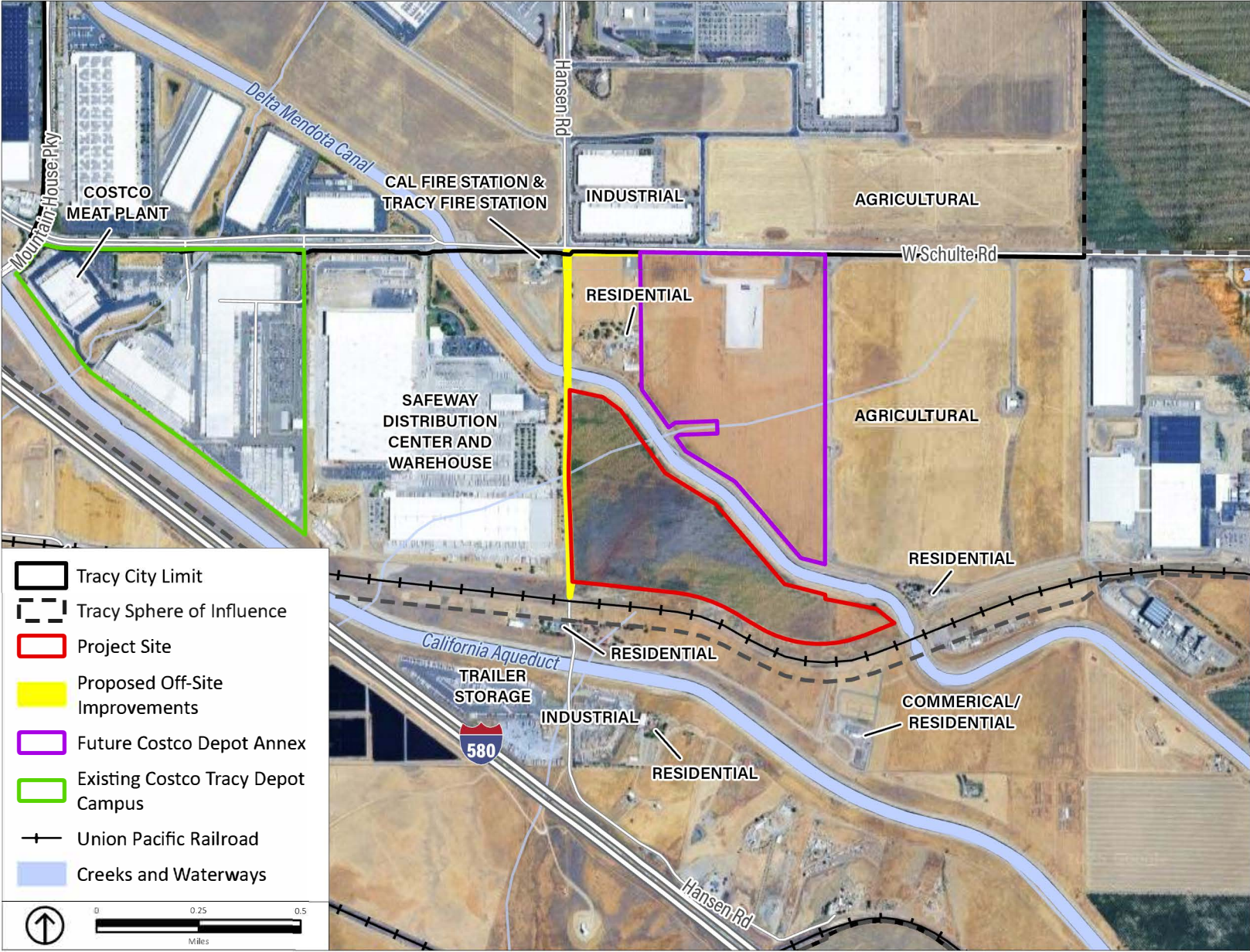
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Source: San Joaquin County, 2025; City of Tracy, 2025; PlaceWorks, 2025.

Figure 2-1
Regional Map

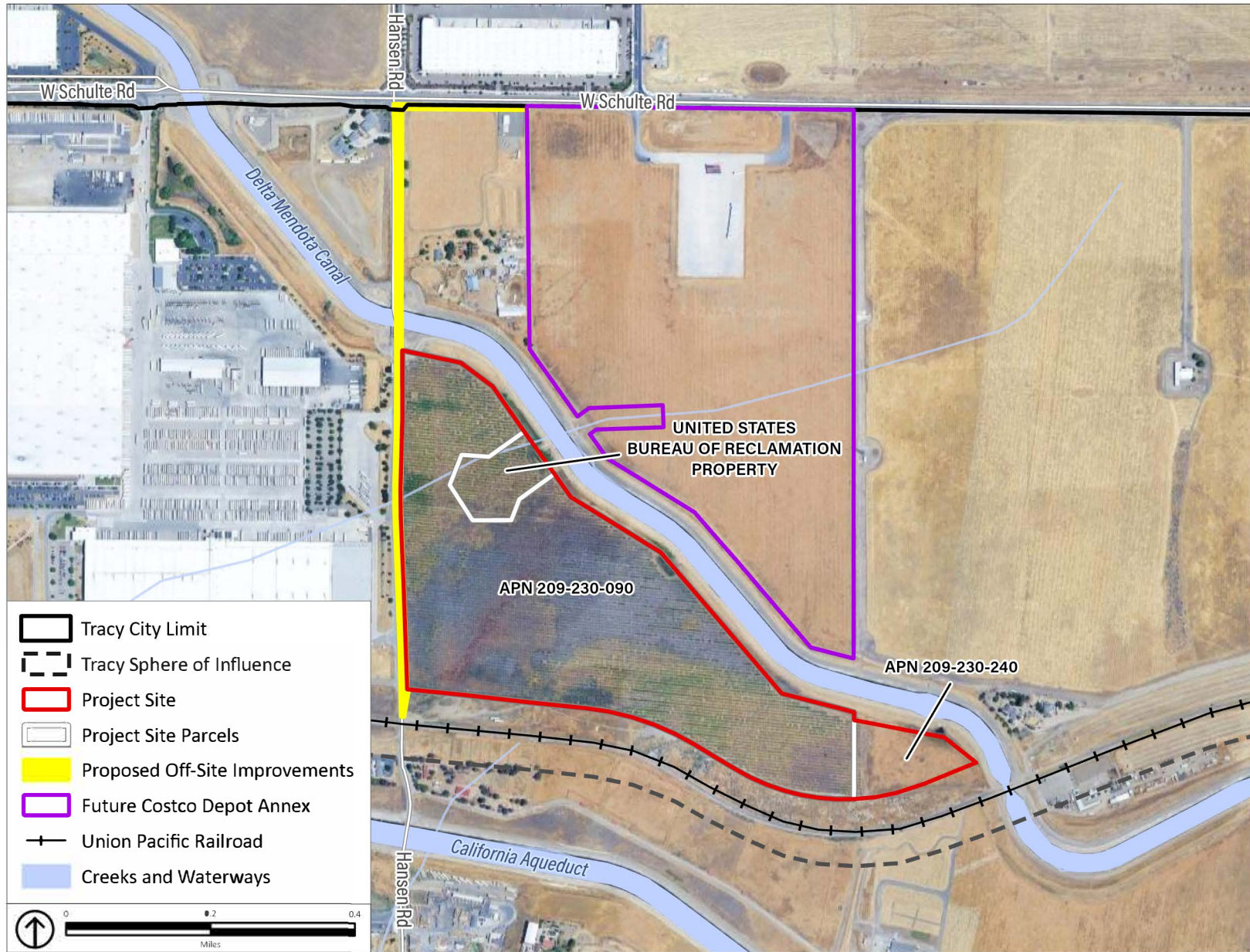
COSTCO COLD STORAGE PROJECT
CITY OF TRACY
INITIAL STUDY CHECKLIST



Source: City of Tracy, 2025; PlaceWorks, 2025.

Figure 2-2
Local Vicinity

COSTCO COLD STORAGE PROJECT
CITY OF TRACY
INITIAL STUDY CHECKLIST



Source: City of Tracy, 2025; PlaceWorks, 2025.

Figure 2-3
Site Aerial

Surrounding Land Uses and Setting: The Delta Mendota Canal borders the Project site to the north. Across the Delta Mendota Canal to the north are three single family residences,² and an approved approximately 1.7 million sf Costco Depot facility³ currently under construction, see Figure 2-2. There are two residential units and a livestock ranch east of the Project site and a K-9 development center (commercial) to the southeast. The Union Pacific Railroad and California Aqueduct are also south of the Project site, with residential units between the railroad and the aqueduct. Further south, past the California Aqueduct, is another trailer storage area, a pallet warehouse (industrial), and a residential unit associated with the Charondo Family Vineyards. Hansen Road borders the Project site to the west, and the Safeway distribution center and warehouse are west of the site across Hansen Road. Farther west is the existing Costco Tracy Depot. To the northwest there is a California Department of Forestry and Fire Protection (CAL FIRE) station and a Tracy Fire Station. Surrounding land uses also include agricultural land within unincorporated San Joaquin County farther east and south. With an elevation between approximately 190 and 210 feet above mean sea level, the Project site is essentially level and gradually slopes down from west to east.

Description of Project: The Project applicant proposes to remove all existing fallow orchard trees on the Project site and develop a 567,075-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 would include approximately 1.6 acres dedicated to the right-of-way for Hansen Road.

The proposed new cold storage building would run east-west through the middle of the Project site. The office and ancillary/accessory administrative uses would be on the north side with the refrigeration and machine room on the south side. The remainder of the warehouse would consist of refrigerated cold storage space.

² Pursuant to the Schulte Road Warehouse Project proposed on the parcel where these three residences are located, the three residences and the six ancillary structures will be demolished and replaced with a 217,466 square foot industrial warehouse building and surface parking lot. The City certified the EIR (State Clearinghouse Number 2023120437) prepared for and approved the Schulte Road Warehouse Project on August 19, 2025.

³ The City certified the EIR for and approved the Costco Depot Annex Project on March 4, 2025 (and finalized the industrial rezoning for the site on March 28, 2025), the San Joaquin County Local Agency Formation Commission approved the Costco Depot Annex Project site's formal annexation into the City of Tracy on June 12, 2025, and in October 2025 Costco started construction of the Costco Depot Annex Project.

The proposed Project includes two conceptual site plans, depending on whether the applicant can acquire rights to use or ownership of the 4.1-acre BOR site. Option 1 includes the development of a 10 acre-feet regional stormwater ponding area, vehicular circulation, and parking improvements on the BOR site (see Figure 2-4a, *Conceptual Site Plan – Option 1*). Under this option, the employee vehicle exit/entry and a proposed 5-foot-wide pedestrian walkway would cross the BOR site. Also, 36 trailer parking stalls would be developed in this area. Option 2 does not include the vehicular and pedestrian circulation and parking improvements but retains the proposed 10 acre-feet regional stormwater ponding area to convey the historical off-site stormwater flows (see Figure 2-4b, *Conceptual Site Plan – Option 2*).

Access and Circulation. The proposed Project would provide pedestrian network improvements including separate employee parking areas and sidewalks. Entry to the office and ancillary/accessory administrative uses would be from the employee parking lot north of the building. An employee vehicle entry/exit access road off Hansen Road in the northwest of the project site would provide access to the employee parking lot. The employee parking lot would include a dedicated crosswalk to the building to provide for employee safety. A five-foot-wide, ADA-compliant pedestrian pathway would extend from the office and ancillary/accessory administrative uses to the employee parking lot westward along the southern edge of the employee parking lot to the employee vehicle entry/exit road until it connects with Hansen Road (see Figures 2-4a and 2-4b).

An approximately 40-foot landscape buffer area along Hansen Road would provide for the necessary slope differential between the elevation of Hansen Road and the Project site. The slope bank would be landscaped similarly to the street landscape along West Schulte Road.

Truck Docks and Access. Truck circulation would be provided around the entire building, and dock doors would be on the north and south sides of the building. One truck and trailer exit/entry would be near the southern border of the Project site off Hansen Road. This would be the main truck access, with three inbound lanes, each approximately 430 feet long. There would also be a guard booth for the security of receiving and shipping operations and security gates for monitoring incoming and outgoing trucks. Each of the three 430-foot-long inbound lanes would be able to accommodate five trucks, so 15 trucks could queue on the onsite inbound lanes which would provide adequate capacity for a Cold Depot facility. The employee vehicular exit/entry would also serve as a secondary emergency truck exit.

Parking. Employee vehicle parking stalls would be provided on the north side of the building, as described above. This includes the required handicapped stalls, Clean Air, vanpool, and electric-vehicle-designated stalls. The electric-vehicle-designated stalls would include all the electrical infrastructure necessary to support the future installation of charging stations, as required by the California Green Building Standards Code and/or as the need arises with employees.

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The proposed Project would provide standard and compact parking stalls consistent with City standards. The Project site would also include trailer parking stalls at locations surrounding the building. The proposed Project would be required to comply with the bicycle parking requirements outlined in Tracy Municipal Code Section 10.08.3510, *Bicycle parking*. Bicycle parking and an area to charge e-bikes would be provided inside the proposed building and additional bicycle parking would be located outside near the employee parking lot.

Option 1. Option 1 would provide 313 employee vehicle parking stalls. Under this option, the Project site would also have 718 trailer parking stalls, and the building would have 285 dock doors.

Option 2. Option 2 would include 317 employee vehicle parking stalls and 654 trailer parking stalls, and the building would have 280 dock doors.

Utilities. The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities, and the proposed Project would be served by the following service providers: City of Tracy for water, wastewater collection, and stormwater collection; Pacific Gas and Electricity Company for gas and electricity.

The proposed Project would include a new water line that would connect to a new off-site water main on Hansen Road to provide the potable and fire suppression water demands for the Project site. The water main would extend north on Hansen Road and would be mounted to the Delta Mendota Bridge, then would extend to Schulte Road where it would connect to an existing 24-inch water line. The proposed Project would also include a new sanitary sewer line that would connect to a new off-site sewer line on Hansen Road to collect wastewater from the Project site. The sewer line would extend north on Hansen Road and would run below the Delta Mendota Canal. The proposed Project would include stormwater treatment improvements to address stormwater generated both on- and off-site. The proposed Project would utilize all-electric heating, ventilation, and air conditioning (HVAC) systems. For emergency back-up generators, the Project will utilize natural gas. PG&E will extend a natural gas line from Schulte Road down Hansen Road to the site. All proposed dry utilities would be installed underground.

General Plan and Zoning. The City's General Plan designates the Project site for Industrial land uses. The Project site would be annexed into the City of Tracy after Local Agency Formation Commission (LAFCo) approval. When annexation takes effect, the current San Joaquin County General Plan designation (A/UR) would no longer apply to the site. Because the Project site is already designated Industrial by the Tracy General Plan, no land use redesignation (i.e., general plan amendment) would be required.

The San Joaquin County LAFCo will require the City to prezone the Project site in conjunction with the proposed annexation. The Project site would be prezoned to Light Industrial (M-1); that zoning designation would take effect upon annexation. Allowable uses in the M-1 Light

Industrial zone include the operation of industrial and warehouse uses, including cold storage, and administrative offices to support those uses as is proposed here for this Costco Cold Storage Project.

Operational Characteristics. Once construction of the proposed Project is completed, Costco would relocate the existing cold storage operations from the Costco Tracy Depot campus to the Project site and use the vacated space at the Costco Tracy Depot campus to expand the meat plant operations, doubling the current capacity of the meat plant, which would add approximately 252 meat plant employees bringing the total meat plant employee count to approximately 742. Because use of the existing cold storage facility for expansion of meat plant production is a reasonably foreseeable consequence of the new cold storage facility, such backfill and use of the existing cold storage building will be analyzed in the environmental analysis for the proposed Project.

Project Objectives. The following objectives support the proposed Project's purpose and assist the City of Tracy with developing a reasonable range of alternatives to be evaluated in the EIR:

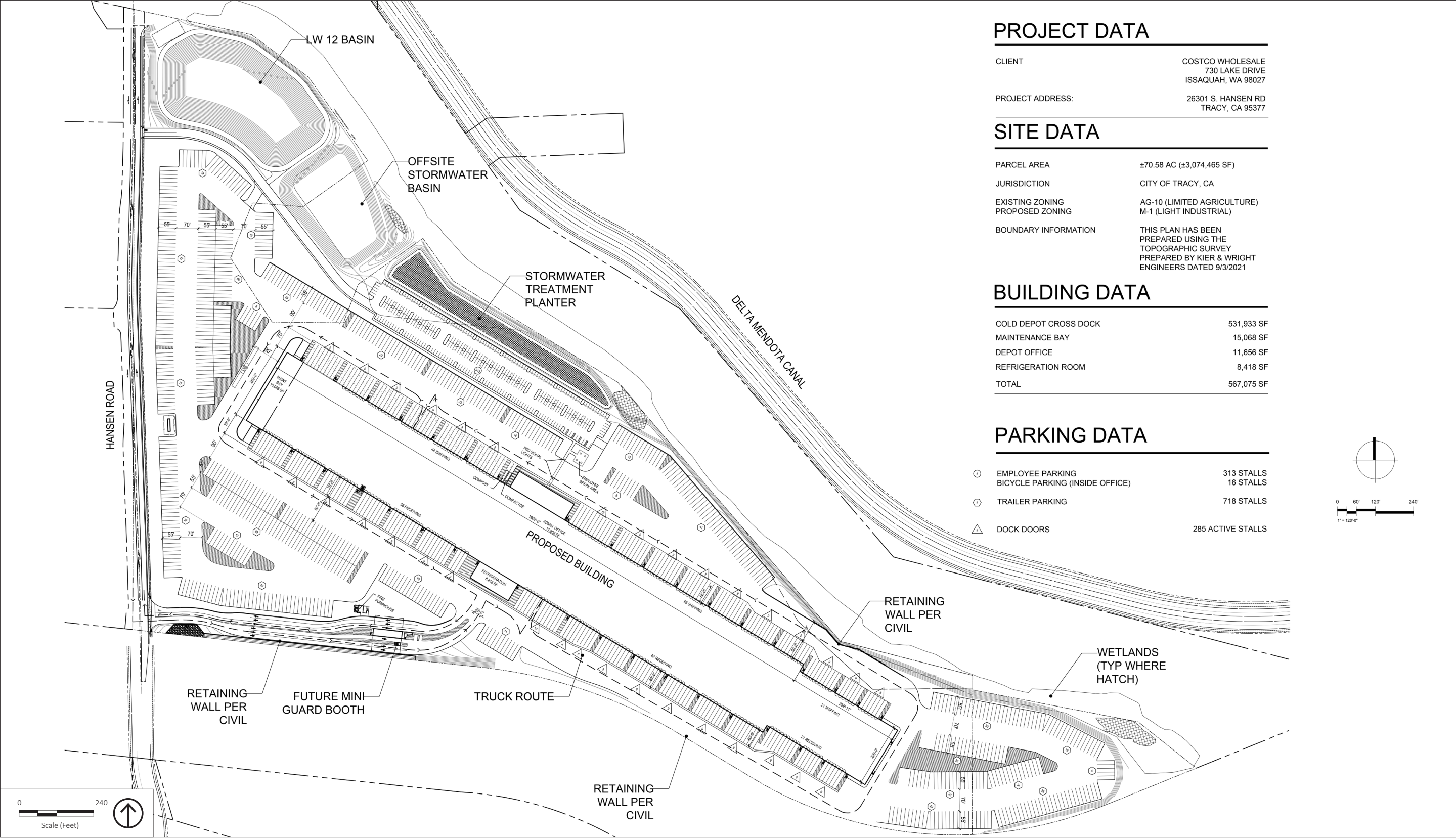
- Construct and operate a new, state-of-the-art Costco cold storage warehouse facility with at least 500,000 square feet of building space containing ground-level shipping and receiving truck loading docks dedicated to the specific Costco warehouse stores that each loading dock door would supply.
- Alleviate limitations associated with overcrowded conditions at the existing cold storage operations at the Costco Tracy Depot by providing additional capacity at the new cold storage facility, thus right sizing that facility and ensuring the ability to serve future expansion of Costco's regional warehouse stores in Northern California.
- Annex the Project site into the City limits for light industrial uses consistent with the City's General Plan.
- Locate the new cold storage facility near Costco's existing distribution operations at the Costco Tracy Depot at 25501 Gateway Boulevard and central to the Costco retail warehouse stores that it would serve in Northern California.
- Relocate existing cold storage operations from the Costco Tracy Depot to the Project site to free up space to expand meat plant production at the Costco Tracy Depot.
- Locate the new cold storage facility in an area with nearby access to a regional roadway network.
- Create approximately 300 full-time jobs along with approximately 200 construction jobs in the City of Tracy during project buildout, improving the local jobs/housing balance.
- Increase contributions to the City's tax base.
- Reduce energy consumption by incorporating sustainable design features and systems with enhanced energy efficiencies that meet if not exceed State and federal code requirements.

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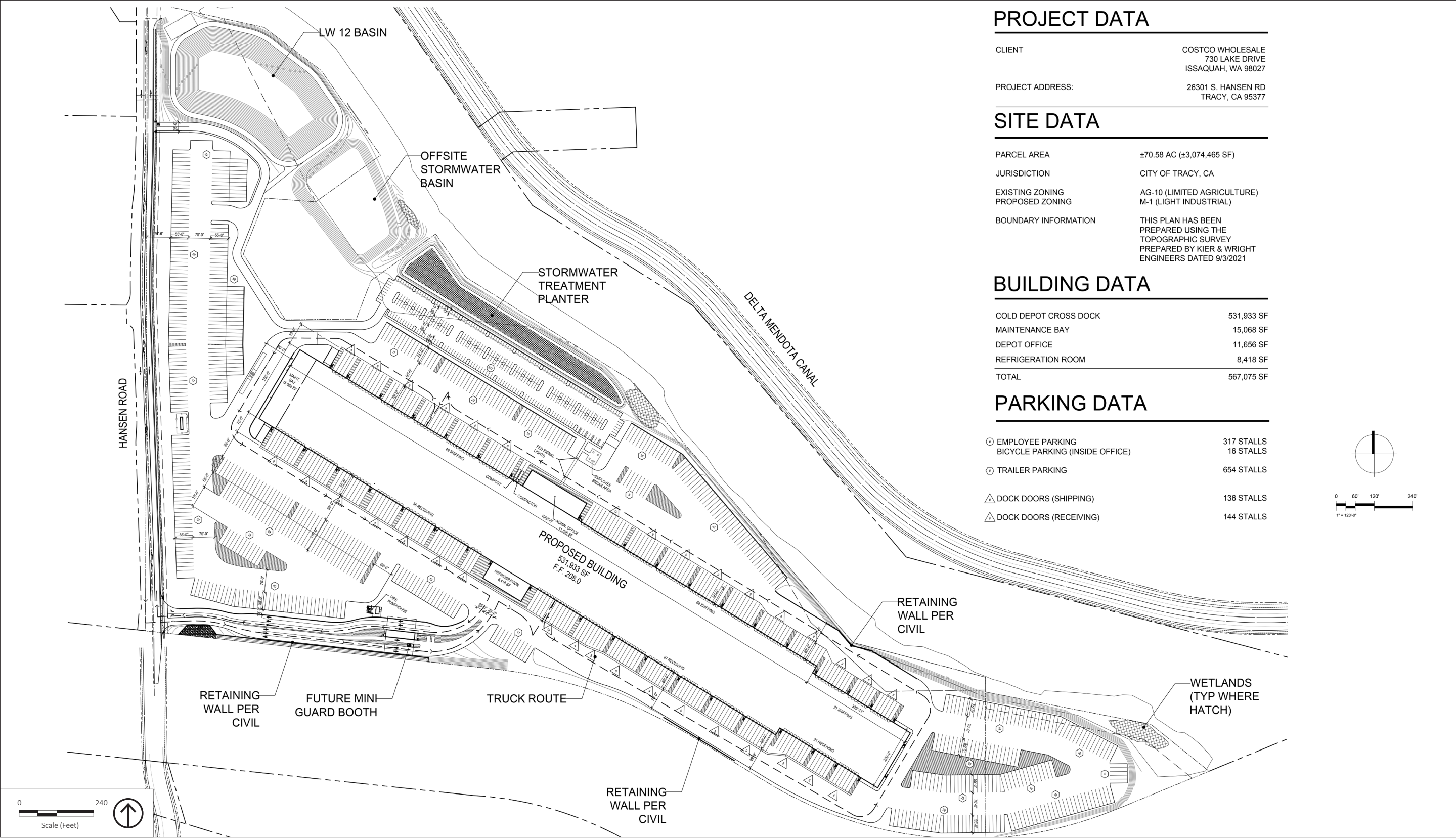
- Locate on a site owned by Costco to protect Costco's substantial investment of time, money and goodwill in the proposed location.

Other Public Agencies Whose Approval Is Required (e.g., Permits, Financing Approval, or Participating Agreement): Pursuant to CEQA Guidelines Section 21069, a "responsible agency" is defined as a public agency other than the lead agency that has responsibility for carrying out or approving a project. CEQA Guidelines Section 21070 defines a "trustee agency" as a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California and affected by a project. Responsible and trustee agencies for the proposed project potentially include, but are not limited to:

- San Joaquin LAFCo
- San Joaquin County
- San Joaquin Valley Air Pollution Control District (SJVAPCD)
- Central Valley Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Wildlife (CDFW)
- United States Army Corp of Engineers (USACE)
- United States Bureau of Reclamation
- San Luis & Delta-Mendota Water Authority



Source: MG2, 2026.



Source: MG2, 2026.

3. POTENTIALLY AFFECTED ENVIRONMENTAL RESOURCES

The Lead Agency has determined that the environmental resources checked below may be affected by the proposed Project and will be evaluated in the EIR.

- | | | |
|---|--|--|
| ☒ Aesthetics | ☒ Agriculture / Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Energy |
| ☒ Geology / Soils | ☒ Greenhouse Gas Emissions | ☒ Hazards and Hazardous Materials |
| ☒ Hydrology / Water Quality | ☒ Land Use / Planning | ☐ Mineral Resources |
| ☒ Noise | ☒ Population / Housing | ☒ Public Services |
| ☐ Recreation | ☒ Transportation | ☒ Tribal Cultural Resources |
| ☒ Utilities / Service Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

4. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Genevieve Federighi

Signature

3/19/26

Date

5. ENVIRONMENTAL ANALYSIS

With this Initial Study, the Lead Agency (the City of Tracy) has evaluated the proposed Project's potential to result in significant environmental effects in each of the categories set forth in Appendix G of the CEQA Guidelines. Based on this Initial Study and the analyses and evidence set forth herein, the Lead Agency has determined that the proposed Project has no potential to result in significant environmental effects relating to mineral resources (CEQA Guidelines, Appendix G, section XII), recreational resources (Sec. XVI), and wildfire risks (Sec. XX). Therefore, based on this Initial Study, those categories will not be evaluated in the EIR. As noted below and herein, the proposed Project's potential environmental effects in the remaining categories in Appendix G will be analyzed in detail in the EIR and will not be evaluated in detail in this Initial Study. For each of the remaining categories, the EIR analyses will include an analysis of whether mitigation measures can be implemented to reduce any identified potentially significant impacts to a less-than-significant-level. Additionally, the EIR will evaluate a reasonable range of project alternatives, including the CEQA-required "No Project Alternative," to further assess ways of reducing any significant impacts identified in the EIR.

I. Aesthetics

Except as provided in Public Resources Code Section 21099, would the proposed Project:

Issues	Issue to be Studied in the EIR	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐

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DISCUSSION

a) through d) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

II. Agriculture and Forestry Resources

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☒	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☒	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☒	☐	☐

DISCUSSION

a) through e) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

III. Air Quality

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐

DISCUSSION

a) through d) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

IV. Biological Resources

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐

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Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐

DISCUSSION

a) through f) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

V. Cultural Resources

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐

DISCUSSION

a) through c) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

VI. Energy

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐

DISCUSSION

a) and b) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

VII. Geology and Soils

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☒	☐	☐
ii) Strong seismic ground shaking?	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐

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Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
iv) Landslides?	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☒	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐

DISCUSSION

a) through f) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

VIII. Greenhouse Gas Emissions

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐

DISCUSSION

a) and b) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

IX. Hazards and Hazardous Materials

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐

DISCUSSION

a) through g) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

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X. Hydrology and Water Quality

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
i) result in a substantial erosion or siltation on- or off-site;	☒	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐

DISCUSSION

a) through e) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

XI. Land Use and Planning

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☒	☐	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐

DISCUSSION

a) and b) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

XII. Mineral Resources

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒

DISCUSSION

a) and b) The Project site is currently used as an operational agricultural orchard. The Project site is approximately 1.5 miles east of the Portland Cement Concrete-Grade Aggregate in the Stockton-Lodi Production-Consumption Region, which encompasses a central portion of San Joaquin County and a small portion of Stanislaus County (CGS 2012). As the Project site is not within a mineral land production-consumption region, the Project site does not have a mineral resource zone classification, and there are no substantial aggregate materials located within the Project site (Tracy 2005). The nearest mines are approximately 4 miles southeast of the Project site (DOC 2023). In addition, a review of the California Department of Conservation, Geologic Energy Management Division (CalGEM) Well Finder database indicates that there are no active, idle, or abandoned oil or gas wells located on or adjacent to the Project site (CalGEM 2025).

ATTACHMENT

Therefore, the proposed Project would not result in the loss of availability of a known mineral resource or locally-important mineral resources recovery site, and ***no impact*** would occur. This topic will not be addressed in the EIR.

XIII. Noise

Would the proposed Project result in:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐

DISCUSSION

a) through c) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

XIV. Population and Housing

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐

DISCUSSION

a) and b) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

XV. Public Services

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
i) Fire protection?	☒	☐	☐
ii) Police protection?	☒	☐	☐
iii) Schools?	☒	☐	☐
iv) Parks?	☒	☐	☐
v) Other public facilities?	☒	☐	☐

DISCUSSION

a) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

XVI. Recreation

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐
b) include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐

DISCUSSION

a) and b) Typically, the demand for parks is created by the development of new housing and other actions that directly induce population growth. The proposed Project would not construct any housing or other land use that would directly or indirectly induce population growth that would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would be accelerated.

The proposed Project would employ approximately 300 people during operation at the new cold storage facility and would facilitate expansion of the existing meat plant at the Costco Tracy Depot, resulting in the addition of approximately 252 additional employees. It is anticipated that the additional employees would come from Tracy or surrounding communities. The proposed Project would not directly introduce new residents to the City as no housing is proposed as part of the Project. While the Project site is in unincorporated San Joaquin County, it is in the City of Tracy's SOI with a Tracy General Plan land use designation of Industrial; therefore, the employment growth associated with the proposed Project was accounted for in the General Plan and associated EIR and is therefore not unplanned.

More recent employment forecasts prepared by the San Joaquin Council of Governments indicate that employment in the City of Tracy is projected to increase from approximately 58,014 jobs in 2025 to approximately 75,310 jobs by 2050, representing an increase of about 17,296 jobs over the forecast horizon (SJCOG 2025). Under these projections, the approximately 552 jobs associated with the proposed Project (including the proposed Cold Storage facility and the expanded meat plant) would represent less than two percent of projected employment growth in Tracy through 2050 and would not exceed forecasted employment levels.

The City of Tracy Housing Element acknowledges the City's role as a regional employment center and identifies the need to maintain a balance between housing availability and employment growth, including planning for sufficient housing capacity to accommodate current and future workforce needs (Tracy 2025; Tracy 2010). The Housing Element does not identify industrial employment growth as a significant growth-inducing impact, but rather as a planned component of the City's long-term economic development strategy. Employment associated with the proposed Project would support the City's planned role as a regional employment center and would not, by itself, induce substantial population growth or require additional housing development beyond what is already planned for under the General Plan and Housing Element (Tracy 2025; Tracy 2010).

Because the proposed Project would not result in a significant increase to the population of the City (given the anticipated local nature of the workforce), the number of existing visitors and total recreational facility usage would not increase significantly as a result of the proposed Project. The proposed Project does not include the development of recreational facilities or the construction or expansion of recreational facilities. Therefore, impacts related to recreation would be ***less than significant impact***. This topic will not be addressed in the EIR.

XVII. Transportation

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☒	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐

DISCUSSION

a) through d) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

ATTACHMENT

XVIII. Tribal Cultural Resources

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐

DISCUSSION

a) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

XIX. Utilities and Service Systems

Would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐

DISCUSSION

a) through e) This topic will be studied in the EIR and is not analyzed any further in this Initial Study.

ATTACHMENT

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the proposed Project:

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒	☐

DISCUSSION

As shown on Figure 5-1, *Fire Hazards Severity Zones*, the Project site is in a Local Responsibility Area that CAL FIRE does not identify as a Fire Hazard Severity Zone (FHSZ) (CAL FIRE 2025). Approximately 200 feet south of the Project site across the Union Pacific Railroad is a Local Responsibility Area with Moderate FHSZ and High FHSZ designations. The nearest Very High FHSZ is a Local Responsibility Area approximately 7 miles south of the Project site. The proposed Project is not located within a State Responsibility Area. Although this CEQA topic only applies to areas “located in or near” a State Responsibility Area or Very High FHSZ, out of an abundance of caution, these checklist questions are analyzed below.

a) The Project site would be served by the existing roadway network and would include on-site fire access features consistent with applicable fire code requirements, including required fire lanes, turning radii, and fire hydrant placement. The nearest Cal Fire Station (Cal Fire Station 26 – Castle Rock) and Tracy Fire Station (Tracy Fire Station 94) are located approximately 0.2 miles north of the Project site. The proposed Project would include a dedicated firewater tank and pump house and would connect to the City’s water system to meet fire flow requirements. The truck and employee driveways are designed to meet City of Tracy Fire Department and California Fire Code standards for emergency vehicle access. These driveways will provide

sufficient width and turning radii for fire apparatus and emergency medical responders to enter the site and reach building areas as required by applicable regulations. The proposed circulation improvements would allow for greater emergency access relative to existing conditions.

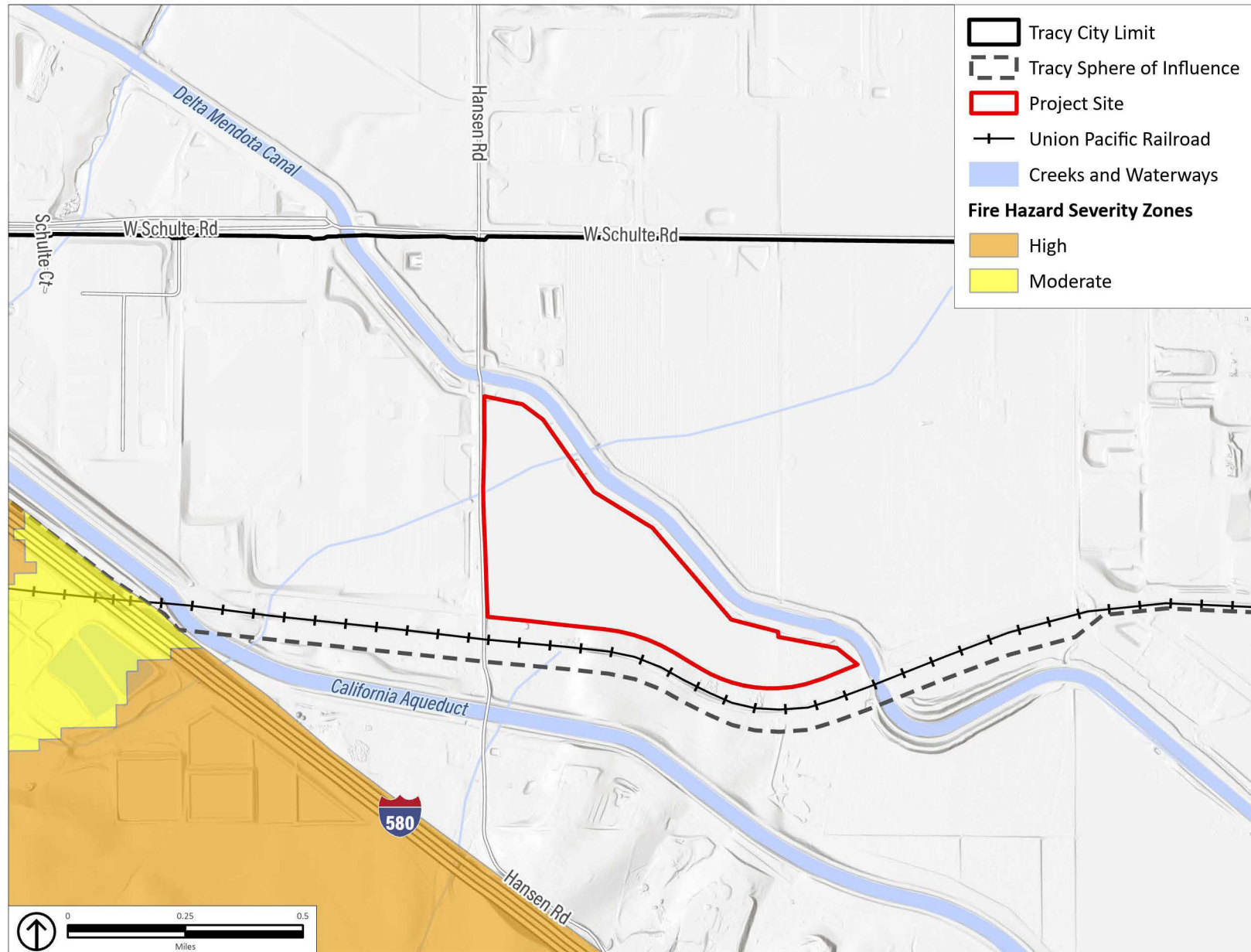
Moreover, the proposed Project would require construction to meet the fire code requirements and would have fire hydrants consistent with City standards; such fire hydrants would assist with fire suppression efforts if a fire was to occur on or near the Project site. Therefore, impacts would be **less than significant**, and this topic will not be addressed further in the EIR.

b) The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. The Project site is relatively flat, currently consists of agricultural land cover in the form of a fallow almond orchard and adjacent non-native grassland areas, and is not located within a CAL FIRE-designated FHSZ. Surrounding moderate and high FHSZ areas are separated from the Project site by existing infrastructure, including the Union Pacific Railroad corridor, the Delta Mendota Canal, and the California Aqueduct. Therefore, the proposed Project would not exacerbate wildfire risks, and impacts would be **less than significant**. This topic will not be addressed further in the EIR.

c) The proposed Project would include standard utility infrastructure improvements (e.g., water and sewer connections) and fire protection features consistent with local fire authority requirements, and would not require fuel breaks, new power transmission lines, or other infrastructure that would exacerbate wildfire risk. Therefore, impacts would be **less than significant**, and this topic will not be addressed further in the EIR.

d) The Project site is not located within a State Responsibility Area or Very High FHSZ, is generally flat, and would include engineered stormwater drainage facilities designed to manage runoff in compliance with applicable standards. Given the absence of steep slopes and wildfire-prone conditions, post-fire slope instability and related hazards are unlikely. Therefore, impacts would be **less than significant**, and this topic will not be addressed further in the EIR.

COSTCO COLD STORAGE PROJECT
CITY OF TRACY
INITIAL STUDY CHECKLIST



Source: California Department of Forestry and Fire Department, 2025; City of Tracy, 2025; PlaceWorks, 2025.

Figure 5-1
Fire Hazard Severity Zones

XXI. Mandatory Findings of Significance

Issues	Issue to be Studied in the EIR	Less Than Significant Impact	No Impact
a) Does the proposed project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐
b) Does the proposed project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐
c) Does the proposed project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐

DISCUSSION

a) through c) These topics will be studied in the EIR and are not analyzed any further in this Initial Study.

6. REFERENCES

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