



Members of the Environmental Sustainability Commission
c/o Carla Sorich
City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

Sent via email: carla.sorich@cityoftracy.org

Re: Costco Depot Annex Project Recirculated Draft EIR Hearing

Dear Members of the Environmental Sustainability Commission:

I am writing with respect to your scheduled hearing this Thursday evening, January 25, 2024, to receive comments from the public concerning the Recirculated Draft EIR (“**RDEIR**”) for Costco’s proposed Tracy Costco Depot Annex Project (the “**Project**”). The purpose of this letter is to give you some background information about the Project and highlight the steps Costco has taken to ensure that the Project meets ambitious environmental sustainability standards. As you likely know, the California Environmental Quality Act (“**CEQA**”)¹ requires that a draft environmental impact report be circulated for public review so that members of the community and interested agencies and organizations may submit comments on the contents of the document. No public hearing is required, but sometimes a public hearing is conducted to provide a convenient forum for interested people to appear and orally provide their comments. All comments made in writing or at such a public hearing are then responded to in writing by the City’s expert consultants as part of the final environmental impact report that is considered by the Project decision-makers. In the interest of furthering public participation, your commission has scheduled the upcoming public hearing to accept comments from the public on the RDEIR.

The Project site is located at 16000 West Schulte Road (APN 209-230-02) in unincorporated San Joaquin County, California. Costco proposes that the site be annexed into the City of Tracy (the “**City**”) consistent with the City’s General Plan, which designates the site for Industrial use. The Project site totals approximately 104.46 acres of undeveloped land. A portion of the site has been used for temporary parking of Costco truck trailers since 2020.

The proposed Project would include the construction and operation of two warehouse buildings that would serve as an annex to the existing Costco Depot located approximately 1.5-miles to the west of the Project and as a delivery distribution center (“**DDC**”). The two buildings (approximately 543,526 sf for Building 1 and 1,193,198 sf for Building 2) would total

¹ CEQA (the statute at Public Resources Code Section 21000 et seq. and CEQA Guidelines at 14 Cal. Code Regs 15000 et seq.) requires that the City analyze the environmental effects of a proposed development project before considering approval of that project. Here, the City prepare a full environmental impact report, which is the most comprehensive and robust of the possible types of CEQA documents.

approximately 1,736,724 sf on the Project site. The smaller Building 1 is anticipated to serve as an annex by providing additional storage for high-turnover merchandise processed through the nearby Costco Depot, a pallet repair facility, and a return to vendor facility for large items returned to a Costco warehouse. The larger Building 2 is anticipated to serve as a DDC, an ecommerce distribution center primarily for large and bulky items ordered online by Costco members for direct delivery through Market Delivery Operations (“MDO”) located in the Northern California region. DDC warehouses distribute ordered goods to MDOs for delivery by appointment to Costco members. The proposed Project would not include cold storage; hence, no refrigeration would be included.

Costco has worked diligently with the City of Tracy to ensure full and open analysis of the environmental impacts of the Project under CEQA and to advance short- and long-term environmental sustainability. On August 28, 2020, the City published a Notice of Preparation (“NOP”) informing the public that the City would prepare an Environmental Impact Report (“EIR”) for the Project. Over the next two years, Costco provided the City the necessary information for the City and its consultant team to complete the Draft EIR, which was published on September 16, 2022. During the 45-day public comment period, various parties submitted concerns and comments on the Draft EIR. Costco takes very seriously its pledge toward sustainability (see <https://www.costco.com/sustainability-introduction.html>) and thus carefully considered the comments requesting that myriad sustainability efforts be made in connection with Project design and implementation. As a result, Costco embraced nearly all of the sustainability ideas suggested by commenters and modified the Project to incorporate them. Attached hereto is a letter that I submitted to the City with a list of all environmental sustainability commitments Costco made in response to comments on the Draft EIR.

To further ensure fully-informed and conservative CEQA review, the City opted to modify the Draft EIR to take a stricter analytic approach, incorporating inputs that meet or exceed the assumptions suggested by commenters such as the Sierra Club. The RDEIR (which will be the subject of the hearing before your commission to accept comments) was published on December 22, 2023. The 45-day public comment period on the RDEIR closes on February 5, 2024.

Costco is proud to have developed a project slated to boost the local economy in a manner compatible with principles of environmental sustainability. We look forward to hearing public comments presented to the Environmental Sustainability Commission and to continuing to work with the City of Tracy as the Project progresses.

Regards,



Christine Lasley

Director – Costco Wholesale Corporation, Real Estate

Enc: Letter to City of Tracy with Mitigation Table

Cc: Victoria Lombardo, Genevieve Federighi, Teresa Jones, David Messner, Eric Orren, Ali Moayeri, Tim Anderson



Victoria Lombardo
Senior Planner
City of Tracy, Planning Division
333 Civic Center Plaza
Tracy, CA 95376

Sent via email: Victoria.Lombardo@cityoftracy.org

Re: Updated Costco Mitigation Commitments for Depot Annex Project

Dear Ms. Lombardo:

On May 8, 2023, Costco Wholesale (“Costco”) submitted a chart outlining the strategies that Costco would include in its Tracy Costco Depot Annex Project as project features. Costco has updated this chart to reflect minor changes in the commitments as result of detailed project design work. As to each embraced project feature, the chart summarizes the requested commitment, indicates the number of comments that requested such commitment, references the specific comments, and specifies the Costco commitment in response. Please accept and employ this chart instead of the one provided on May 8.

We welcome any questions concerning these commitments and request that the City assume in the EIR and the subsequent decision-making process that such features will be components of the project. Costco takes very seriously its pledge toward sustainability (see <https://www.costco.com/sustainability-introduction.html>) and is pleased to reflect such emphasis within the Tracy Costco Depot Annex project.

Regards,

A handwritten signature in blue ink that reads "Christine Lasley" followed by the date "11/28/2023".

Christine Lasley
Director – Costco Wholesale Corporation, Real Estate

Enc: Mitigation Table

Cc: Teresa Jones, David Messner, Eric Orren, Ali Moayeri, Tim Anderson

| Requested Commitment | # of Commitment Citations | Comment Reference | Costco Commitment |
|---|---------------------------|--|--|
| Building Features | | | |
| 1 Install solar PV. | 8 | Sierra Club: Comment G-7, Appendix A, Appendix B, Appendix C, Appendix D, Appendix E, Appendix F SJVAPCD: Comment H-5, H-10 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to this. Solar PV panels will be installed on the roof of the buildings and/or elsewhere on site (e.g., awnings or canopies in parking areas) to generate approximately 3 MW of renewable electricity for use on site. Batteries will also be installed to store some of that electricity for on-site energy needs. |
| 2 On-Site Microgrid Energy Storage (or On-Site Renewable Energy Storage) | 2 | Sierra Club: Comment G-7, Appendix C | Yes, Costco can commit to this. A solar microgrid is being designed into this project with adequate battery storage. |
| 3 Eliminate or reduce need for natural gas usage on site. | 1 | Sierra Club: Comment G-11, Appendix A | Yes, Costco can commit to this. HVAC is all electric such that the need for natural gas on site has been substantially reduced. |
| 4 Avoid the use of diesel back-up generators, or if used, commit to Tier IV engines. | 5 | Sierra Club: Appendix D, Appendix E, Appendix F SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act, (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this. To the extent emergency back-up generators are needed, only Tier IV diesel generator or natural gas-powered engines will be used. |
| 5 Use ultra-low sulfur diesel fuel (ULSD) or biodiesel blend with sulfur content of 15 ppm or less. | 1 | SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this so long as such fuel is commercially available. |
| 6 Implement vegetation and | 4 | Sierra Club: Appendix C, Appendix E | Yes, there is perimeter landscaping as well |

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| | tree canopy improvements for site and nearby residents. Construct vegetated barriers. | | SJVAPCD: Comment H-5, Comment H-9 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | as parking in the parking field. Costco will install vegetation and tree canopy on the Costco site. Site perimeter and parking lot landscaping will provide vegetated buffers that will include trees, tree canopies and other vegetation. |
| 7 | Exceed Title 24 Building Envelope Energy Efficiency Standards (California Building Standards Code). | 2 | Sierra Club: Appendix B SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, overall, the site's building energy efficiency will exceed Title 24 Building Envelope Energy Efficiency Standards by at least 1%. |
| 8 | Install efficient appliances (water heaters, cooking equipment, refrigerators, furnaces, boiler units, etc.) beyond Title 24 requirements. | 1 | Sierra Club: Appendix B | Yes, Costco can commit to this. All appliances to be installed will meet or exceed Title 24 requirements. |
| 9 | Install energy efficient lighting. | 1 | Sierra Club: Appendix B | Yes, Costco can commit to this. |
| 10 | Implement cool roofs. | 1 | SJVAPCD: Comment H-5 | Yes, Costco can commit to this to the extent that it doesn't conflict with other roof designs (e.g., solar). |
| 11 | Utilize low-VOC coatings. | 2 | Sierra Club: Appendix F SJVAPCD: Comment H-S | Yes, Costco can commit to this. |
| 12 | Maintain dust in parking lots by sweeping to remove road dust, tire wear, brake dust, and other contaminants. | 2 | Sierra Club: Appendix D, Appendix F | Yes, Costco can commit to this. |
| 13 | Demonstrate compliance with SB 1383 (Organic waste reduction; https://calrecycle.ca.gov/orga | | Sierra Club: Appendix F | Yes, Costco can commit to this. Wood, cardboard, and plastics will be recycled. |

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| | pics/slcp/ . | | | | |
| 14 | Install HEPA (High Efficiency Particulate Air) filters. | 1 | Sierra Club: Appendix B | Yes, the HVAC systems will use High Efficiency MERV filters. | |
| Mobile – TDM | | | | | |
| 15 | Provide pedestrian network improvements. | 3 | Sierra Club: Appendix B, Appendix C SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco will provide a separate employee parking area accessible by its own curb cut entry. A flashing lit sidewalk will connect the employee parking with the DDC Office and other depot building, located across the drive aisle from the employee parking lot | |
| 16 | Provide traffic calming measures. | 2 | Sierra Club: Appendix B SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco will provide a clearly delineated, separate pedestrian pathway for employees connecting project buildings to the employee parking area. Such path will include a lit crosswalk with flashing indicator lights where the path crosses the vehicle route. | |
| 17 | Provide bike parking and encourage bicycle usage. | 4 | Sierra Club: Appendix B SJVAPCD: Comment 11-5 CalTrans: Comment B-3 | Yes, bicycle parking will be available in the employee parking lot and at the front entry of each depot building. | |
| 18 | Limit parking supply. | 2 | Sierra Club: Appendix B SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco will decrease the number of planned parking spaces to the minimum number of spaces required by City code and will work with the City to explore whether an even lower number of spaces is feasible. | |
| 19 | Provide rideshare/transit options to employees. Provide shuttle services to transit options. | 7 | Sierra Club: Comment G-9, Appendix B, Appendix C, Appendix E CalTrans: Comment B-3 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney | Costco will participate in a ride share program. | |

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| | | | General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act, (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | |
| 20 | Provide on-site meal options for workers | 3 | Sierra Club: Appendix B, Appendix E SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco will provide Micro Market vending machines that offer drink and food for sale in a breakroom. |
| 21 | Train managers and employees on efficient scheduling and load management to minimize queuing and idling. | 3 | Sierra Club: Appendix C, Appendix E SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to this. |
| 22 | Include signage at docks, delivery areas, and truck routes to facilitate traffic and limit idling. | 5 | Sierra Club: Appendix C, Appendix E, Appendix F SJVAPCD: Comment 11-5 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to this. |
| 23 | Evaluate and design truck routes, access points, and loading docks to minimize exposure to air pollution. | 2 | Sierra Club: Appendix C SJVAPCD: Comment H-5 | Yes, Costco can commit to this. The Costco team at the Depot utilizes the most efficient truck routes wherever possible. In addition, the project will relocate key depot operations from Costco's Stockton location to this proposed location very close to the existing Tracy |

| | | | | Depot, thus maximizing efficiency and minimizing truck trips. |
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| Mobile – Technology | | | | |
| 24 Model Year Requirement for heavy duty diesel hauling trucks (Identified two MY requirement suggestions from suggested mitigations: >=MY2010 or >=MY2024) | 4 | Sierra Club: Appendix A, Appendix E, Appendix F SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | | Yes, Costco can commit to this. Trucks owned or leased by Costco that access the project site will be >= MY2010. |
| 26 Electric or zero emission on-site equipment and charging infrastructure (forklifts, yard trucks, yard hostlers, yard tractors, pallet jacks). | 8 | Sierra Club: Comment G-7, Appendix B, Appendix C, Appendix D, Appendix E, Appendix F SJVAPCD: Comment H-8 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | | Yes, Costco can commit to this. All exclusively on-site vehicles (i.e., forklifts, yard goats, pallet jacks, etc.) will be electric or zero-emission vehicles. |
| 28 Install electric charging infrastructure for electric trucks. | 6 | Sierra Club: Comment G-11, Appendix A, Appendix C, Appendix D, Appendix E, Appendix F SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | | Yes, in terms of both building/site infrastructure and provision of power, Costco is designing the project to facilitate conversion of truck docks to serve electric trucks. Electric charging infrastructure will be installed on the property to facilitate the conversion of the truck fleet to zero-emission electric trucks as they become available in the market and used for truck deliveries to and from the facility. |
| 29 Install electric charging Infrastructure for TRUs. | 7 | Sierra Club: Appendix A, Appendix C, Appendix D, Appendix E, Appendix F SJVAPCD: Comment H-5 SWAPE (Golden Station Environmental | | This is not applicable; there will be no TRUs on the project site since the project does not include cold storage. |

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| | | | Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | |
| 30 | Install light-duty EV charging stations. | 7 | Sierra Club: Comment G-7, Comment G-11, Appendix B, Appendix C, Appendix E, Appendix F SJVAPCD: Comment H-11 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to this. Costco will install two (2) EV chargers next to the ADA and van pool parking stalls. |
| 31 | Limit truck idling to a maximum of 2 minutes. | 6 | Sierra Club: Appendix B, Appendix C, Appendix D, Appendix E SJVAPCD: Comment H-7 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to this and will install appropriate signage. |
| 32 | Provide priority parking to low-emission, fuel-efficient, or car/vanpool vehicles equivalent to Tier 1 non-residential voluntary standards. | 4 | Sierra Club: Appendix 8, Appendix C, Appendix D, Appendix F | Yes, Costco can commit to this. Costco will install two (2) EV chargers next to the ADA and van pool parking stalls. |
| 33 | Comply with AQ standards/regulations (State, local). | 4 | Sierra Club: Appendix C, Appendix D, Appendix F SJVAPCD: Comment H-12 | Costco will comply with the applicable laws. |
| Construction | | | | |
| 34 | Clean Off-Road Construction Equipment | 7 | Sierra Club: Comment G-7, Comment G-11, Appendix B, Appendix D, Appendix E | Yes, Costco can commit to employing Tier IV-compliant engines or better for off-road |

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| | (zero emission, or Tier IV), Use of a Clean Construction Fleet. | | SJVAPCD: Comment 11-2 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act, (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | construction equipment greater than 50 horsepower. |
| 35 | Provide electric hookups to avoid use of diesel generators for electric construction equipment. | 6 | Sierra Club: Comment G-11, Appendix C, Appendix E SJVAPCD: Comment H-5 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act, (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this. Electric hookups will be provided to reduce the need for diesel generators for electric construction equipment and, should diesel generators be needed, all such diesel generators will be equipped with emission control technology verified by EPA and/or CARB to reduce PM emissions by a minimum of 85%. |
| 36 | Model Year Requirement for heavy duty diesel hauling trucks (MY 2010 or better). | 2 | Sierra Club: Appendix E SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to this. |
| 37 | Prepare a construction traffic control plan. | 4 | Sierra Club: Appendix D, Appendix E SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act, (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this. |
| 38 | Diesel generators shall be | 1 | SWAPE (Golden Station Environmental | Yes, Costco can commit to this. Should |

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| | equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85% (DPF). | | Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | diesel generators be needed, all such diesel generators will be equipped with emission control technology verified by EPA and/or CARB to reduce PM emissions by a minimum of 85%. |
| 40 | Limit idling of heavy-duty equipment (i.e., maximum of 2 or 5 minutes), idling signage. | 6 | Sierra Club: Appendix B, Appendix C, Appendix D, Appendix E SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act, (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco will limit heavy duty construction equipment to no longer than 2 minutes, and in no instance shall such idling exceed 5 minutes. |
| 41 | Limit grading as possible, consider AQI during grading days, limit grading during high windspeed events. | 4 | Sierra Club: Appendix B, Appendix E SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act, (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this consistent with SJVAPCD regulations. |
| 42 | Comply with SJVAPCD Fugitive Dust Rule (Regulation VIII). | 5 | Sierra Club: Comment G-7, Appendix B, Appendix D, Appendix F SJVAPCD: Comment H-17 | Yes, Costco can commit to this consistent with SJVAPCD regulations. |
| 43 | Cover hauling trucks and stabilize dirt pile surfaces. | 2 | Sierra Club: Appendix D SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this consistent with SJVAPCD regulations. |
| 44 | Minimize vehicle fugitive PM10 from unpaved surfaces - limit unpaved | 2 | Sierra Club: Appendix D SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 | Yes, Costco can commit to this consistent with SJVAPCD regulations. |

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| | travel, stabilize roads, and sweep paved streets. | | RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | |
| 45 | Revegetate disturbed land from construction. | 2 | Sierra Club: Appendix D SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this consistent with SJVAPCD regulations. |
| 46 | Use watering truck during construction to minimize fugitive PM emissions. | 2 | Sierra Club: Appendix D SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this consistent with SJVAPCD regulations. |
| 47 | Install sandbags or other erosion control measures to prevent silt runoff from public roadways. | 2 | Sierra Club: Appendix B, Appendix D | Yes, Costco can commit to this consistent with SJVAPCD regulations. |
| 48 | The project must control construction debris. | 1 | Sierra Club: Appendix D | Yes, Costco will follow the San Joaquin Air Pollution Control District and stormwater requirements. |
| 49 | The project must have a dust and litter program in place. | 1 | Sierra Club: Appendix D | Yes, Costco will follow the San Joaquin Air Pollution Control District and stormwater requirements. |
| 50 | Include signage on unpaved roads to limit vehicle speeds to < 15 mph. | 2 | Sierra Club: Appendix B SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this. |
| 51 | Utilize low-VOC coatings. | 3 | Sierra Club: Appendix E SJVAPCD: Comment H-5 SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to | Yes, Costco can commit to this consistent with SJVAPCD regulations. |

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| | | | | Comply with the California Environmental Quality Act | |
| 52 | Provide on-site meal options or shuttling for construction workers. | 3 | | Sierra Club: Appendix E, Appendix F SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to providing on-site food options during construction. |
| 53 | Implement noise mitigations for construction. | 3 | | Sierra Club: Appendix D, Appendix E SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to taking steps to minimize noise. For instance, concrete delivery vehicles will have low frequency back up beepers, all fleet equipment will have mufflers and noise-minimizing devices, and personal radios will not be allowed onsite. |
| 54 | Maintain maintenance records and certifications for equipment on site. | 3 | | Sierra Club: Appendix D, Appendix E SWAPE (Golden Station Environmental Justice Alliance): (1) State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act | Yes, Costco can commit to this consistent with SJVAPCD regulations. |
| 55 | Undertake construction equipment, vehicles, and generator recordkeeping (equipment details, hours of operation, fuel usage and deliveries). | 2 | | Sierra Club: Appendix B SWAPE (Golden Station Environmental Justice Alliance): (2) SCAG's 2020 RTP/SCS PEIR's Air Quality Project Level Mitigation Measures | Yes, Costco can commit to this consistent with SJVAPCD regulations. |
| Other AQ/GHG | | | | | |
| 56 | Comply with Rule 9510 (indirect source rule). | 2 | | Sierra Club: Appendix F SJVAPCD: Comment H-14 | Costco will comply with Rule 9510. |
| 57 | n/a | n/a | n/a | | The Project intends to supply 100% of its electricity demand from renewable sources associated with a combination of onsite |

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| | | | | generation and direct source renewable purchased energy. Costco has entered into direct source renewable purchase contracts sufficient to supply these needs. |
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Notes:

Sierra Club Mitigation Measure Appendix References:

Appendix A: Baseline Environmental Consulting Analysis

Appendix B: San Joaquin Valley Air Pollution Control District Land Use Design Element and Mitigation Measures

Appendix C: California Sustainable Freight Initiative Freight Handbook Concept Paper (December 2019)

Appendix D: Conditions of Approval for CenterPoint Properties (May 2022)

Appendix E: State Attorney General's Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act

Appendix F: Suggested Mitigation Measures