

NOTICE OF AVAILABILITY
SOUTH STOCKTON COMMERCE CENTER – DRAFT ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY:
City of Stockton
345 N. El Dorado Street
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EIR CONSULTANT:
De Novo Planning Group
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PROJECT TITLE: South Stockton Commerce Center

PROJECT LOCATION: The South Stockton Commerce Center Project site (Project site) is comprised of 422.22 acres located in the southern portion of the City of Stockton, south of and adjacent to the Stockton Airport. The Project site is located west of the 99 Frontage Road and State Route 99 and east of Airport Way. The Union Pacific Railroad extends south from Airport Way bisecting the western portion of the site. French Camp Slough extends southeast from Airport Way across the southwestern portion of the site. It continues east under the UPRR and then south across the southwestern portion of the site, before continuing south off-site. The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: The SSCC Project proposes a Tentative Map for the 422.22-acre site to create 13 development lots, two basin lots, one park lot, one open space lot, and one sewer pump station lot. Of the 13 development lots, 12 will be for development of a mix of industrial uses and one will be for development of commercial uses. Although a Site Plan is not currently proposed, for planning purposes a conceptual site plan was prepared to establish a target Floor Area Ratio that was used to generate the maximum square footage of building area for the Tentative Map and for purposes of environmental review. As described in Chapter 2.0, Project Description, the Project would result in a maximum of 6,091,551 square feet of industrial type land uses, 140,350 square feet of commercial land uses, 54 acres of open space, 41 acres of public facilities, and 18 acres of right-of-way circulation improvements.

For more details regarding the project characteristics, objectives, entitlements, circulation improvements, and utilities improvements, please see Chapter 2.0, Project Description, of the Draft EIR available at: <https://www.stocktonca.gov/government/departments/communityDevelop/cdSouth.html>

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics; Agricultural Resources; Greenhouse Gases, Climate Change, and Energy; Transportation and Circulation; Cumulative Aesthetics; Cumulative Agricultural Resources; Cumulative Air Quality; and Cumulative Greenhouse Gases, Climate Change, and Energy; and Cumulative Transportation and Circulation . All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on October 15, 2021 and will end on November 29, 2021 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on November 29, 2021 and should be submitted to the attention of Nicole Moore, Planning Manager at the City of Stockton, 345 N. El Dorado Street, Stockton, CA 95202; or by e-mail to Nicole.Moore@stocktonca.gov. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

Copies of the Draft EIR can be reviewed at the City of Stockton City Hall, located 345 N. El Dorado Street, Stockton, CA 95202, during normal business hours, and online at: <https://www.stocktonca.gov/government/departments/communityDevelop/cdSouth.html>

Questions regarding the City of Stockton's review of the proposed Project or Draft EIR may be directed to Nicole Moore, Planning Manager, at the address above or at (209) 937-8561 or Nicole.Moore@stocktonca.gov.