



**NOTICE OF DETERMINATION**

TO:  Office of Planning & Research  
 P. O. Box 3044, Room 212  
 Sacramento, California 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, California 95205

County Clerk, County of San Joaquin

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number: 2013102017

**PROJECT TITLE:** Special Purpose Plan application No. PA-2000075  
 Site Improvement Plan application No. PA-2000076  
 Road Name Change application No. PA-2000176

**PROJECT LOCATION:** The project site is located along the west and east sides of S. Qantas Lane, south of E. Arch-Airport Road, Stockton, San Joaquin County. (APN/Address: 177-260-10, -14/2750 E. Arch-Airport Road, Stockton) (Supervisory District: 1)

**PROJECT DESCRIPTION:** This addendum updates the 2035 General Plan Final Environmental Impact Report to amend the Airpark 599 project located in the Airport East area of the Stockton Metropolitan Airport. The project is comprised of the following applications:

- Special Purpose Plan application No. PA-2000075 to amend the existing Stockton Metropolitan Airport Special Purpose Plan to create a separate addendum for the Airport East development area, which is commonly referred to as "Airpark 599" (Airpark 599 - Airport East Addendum). The Airpark 599 - Airport East Addendum includes updates to land use layout concepts pertaining to the location of commercial and industrial uses and size of buildings, stormwater, landscaping, and open space requirements. The Airpark 599 - Airport East Addendum also includes updating the Airport East circulation plan to remove smaller, internal streets and reconfigure a portion of S. Qantas Lane south of the intersection with E. Arch-Airport Road.
- Road Name Change application No. PA-2000176 proposes to rename a portion of the reconfigured road segment of S. Qantas Ln. to E. Landing Ln. The existing segment of S. Qantas Lane is approximately 4,100 feet in length and runs diagonal from the south side of E. Arch-Airport Rd. to the west side of S. State Route 99 W. Frontage Rd. This road segment will be reconfigured into 2 road segments totaling approximately 5,350 feet. The first road segment will begin at E. Arch-Airport Rd. and will be relocated to a more north-south configuration approximately 3,400 feet in length. This road segment will retain the name S. Qantas Ln. The second road segment will create an east to west connection between S. State Route 99 W. Frontage Rd. and S. Qantas Ln. This second road segment will be approximately 1,950 feet in length, and will require a renaming due to the directional change. Access to the Airport East area will be provided from driveways located along the eastern side of the newly reconfigured S. Qantas Ln. and the north side of the proposed E. Landing Ln.
- Site Improvement Plan application No. PA-2000076 to construct 4 light industrial/warehouse buildings totaling 2,419,420 square-feet. Building 1a to contain 430,990 square-feet. Building 1b to contain 488,500 square-feet, Building 2 to contain 892,650 square-feet, and Building 3 to contain 607,280 square-feet. The project site will be served by the City of Stockton for water and sewer service, and a private detention basin will be constructed for storm drainage. The addendum also covers the potential for a future 12,327-square-foot commercial development and a future 1,050,000-square-foot industrial warehouse development.

The Property is zoned AP-X (Airport Multi-Use) and the General Plan designations are AP/X (Airport/Multi-Use) and P (Public).

**PROPONENT:** San Joaquin County / Catellus Stockton, LLC (c/o Sean Whiskeman)

This is to advise that the San Joaquin County Board of Supervisors has approved the above-described project on December 15, 2020, and determined that an addendum to the 2035 General Plan Final Environmental Impact Report is appropriate, and also has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Final Environmental Impact Report Addendum dated November 2020 has been prepared pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  \_\_\_\_\_ Date: 12/16/20 \_\_\_\_\_

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_