Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020090561

Project Title: South Stockton Commerce Center

Lead Agency: City of Stockton

Contact Name: Nicole D. Moore, LEED-AP – Acting Current Planning Manager

Email: Nicole.Moore@stocktonca.gov Phone Number: (209) 937-8561

Project Location: Stockton, San Joaquin County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

The SSCC Project proposes a Tentative Map for the 437.45-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. More specifically, the SSCC Project Tentative Map proposes approximately 298 net acres of limited industrial 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 (FAR) that was used to generate the maximum square footage of building area for the Tentative Map and for purposes of environmental review. Based on a FAR of .47, a maximum of 6,091,551 square feet of industrial type land uses could be developed throughout the site.

See the Chapter 2 of the Draft EIR for the complete project description.

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

An Initial Study has been prepared for this project. Impacts associated with Mineral Resources and Wildfire would be less than significant.

The Draft EIR analyzes the following topics: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, 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, Recreation, Transportation, Tribal Cultural Resources, Utilities, and Mandatory Findings.

Mitigation measures are included in the Draft EIR. See the Executive Summary.

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

This Draft EIR addresses environmental impacts associated with the proposed Project that are known to the City of Stockton, were raised during the NOP process, or raised during preparation of the Draft EIR. This Draft EIR discusses potentially significant impacts associated with aesthetics and visual resources, agricultural resources, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and population, noise, public services, transportation and circulation, and utilities.

The City of Stockton received written comment letters on the NOP for the proposed Project. Copies of those letters are provided in Appendix A of this Draft EIR. The commenting agency/citizen is provided below. The City also held a public scoping meeting on October 26, 2020. No written or verbal comments were provided at that scoping meeting.

• California Air Resources Board;
• California Department of Conservation, Division of Geology and Mines;
• California Department of Conservation, Division of Land Resource Protection;
• California Department of Justice;
• California Department of Transportation;
• California Water Board. Central Valley Regional Water Quality Control Board;
• Center for Biological Diversity;
• Delta-Sierra Group;
• Marvin Norman;
• Native American Heritage Commission; and
• San Joaquin Valley Air Pollution Control District.

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

The City of Stockton will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

• Certification of the EIR;
• Adoption of the Mitigation Monitoring and Reporting Program;
• Approval of City of Stockton General Plan Amendment
• Approval of City of Stockton Zoning Map Amendment
• Approval of Tentative and Final maps;
• Approval of Improvement Plans;
• Approval of Grading Plans;
• Approval of Building Permits;
• Approval of Site Plan Review;
• Approval of Design Review;
• Approval of Completeness Review;
• Approval of Development Agreement;
• Issuance of grading, encroachment, and building permits;
• City review and approval of Project utility plans.

Other governmental agencies that may require approval are listed on page 2.0-9 of Chapter 2.