

# 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, Senior Planning

Email: Nicole.Moore.Ctr@stocktonca.gov

Phone Number: (209) 937-8561

Project Location: Stockton, San Joaquin County

*City*

*County*

Project Description (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 2021 DEIR 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

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 2021 DEIR. See the Executive Summary.

A Recirculated Draft EIR will be prepared.

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

Aspects of the proposed project that could be of public concern include the following:

- Impacts associated with development near oil and gas wells;
- Potential cancer risks from on-site transport refrigeration units;
- The type and amount of agricultural land converted to urban uses;
- Impacts on any current and future agricultural operations in the vicinity;
- Pollution concerns associated with dust and increased truck traffic;
- Potential health risks in disadvantaged communities associated with diesel emissions, oxides of nitrogen, and greenhouse gases during operation and construction;
- Siting incompatible land uses and reducing air pollution impacts at the project- and cumulative-levels;
- Methods to reduce vehicle miles traveled and greenhouse gas emissions, such as promoting multimodal transportation;
- Project consistency with the 2014 City of Stockton Climate Action Plan and greenhouse gas reduction requirements;
- Ancestral tribal territory for the United Auburn Indian Community and the Northern Valley Yokuts;
- Increased traffic on project area roadways and State highway facilities;
- Traffic impacts to bicycle and pedestrian facilities; and
- Potential impacts related to on-site drainage and flooding.

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 the California Environmental Quality Act (CEQA), Section 15050. Actions that would be required from the City are listed in the 2021 DEIR.

The following agencies may be required to issue permits or approve certain aspects of the proposed project. Other governmental agencies that may require approval include, but are not limited to, the following:

- Union Pacific Railroad and the California Public Utility Commission – Encroachment Permit for the sewer line and Easement for the proposed overpass;
- California Department of Fish and Wildlife – Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code;
- United States Army Corps. Of Engineers (USACE) – Permitting of federal jurisdictional areas pursuant to Section 404 of the Clean Water Act.
- Central Valley Regional Water Quality Control Board (CVRWQCB) – Storm Water Pollution Prevention Plan (SWPPP) approval pursuant to the Clean Water Act;
- CVRWQCB – Water quality certification pursuant to Section 401 of the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction-related permits;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – As an industrial development, the Project may be subject to Indirect Source Review (ISR) by the SJVAPCD. The storm drain pump stations may require an Authority to Construct and, Permit to Operate;
- Stockton Fire Department – Plan check of the site plan and roadway improvements for adequate emergency vehicle access and fire flow capabilities; Plan check of all building plans for Early Suppression, Fast Response (ESFR) fire sprinkler system;
- Central Valley Flood Protection Board (CVFPB) – Approval of the storm drainage flood channel;
- San Joaquin County Flood Control and Water Conservation District – Approval of the proposed storm basins, outfall and pump stations;