

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

LEAD AGENCY:
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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/planning_engineering/other_projects_environmental.php

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: The City of Stockton prepared and publicly circulated a Draft Environmental Impact Report (EIR) for the proposed South Stockton Commerce Center Project (proposed Project) on October 15, 2021, inviting comment from the general public, agencies, organizations, and other interested parties. A Notice of Availability (NOA) was filed with the State Clearinghouse (SCH # 2020090561) and the County Clerk on October 15, 2021, and was published in a local newspaper pursuant to the public noticing requirements of the California Environmental Quality Act (CEQA). The Draft EIR was available for public review and comment from October 15, 2021, through November 29, 2021. However, the City opted to extend the public review period for the Draft EIR an additional 15 days (for 60 days total). The Draft EIR was available for public review and comment from October 15, 2021, through December 14, 2021.

On December 6, 2022, the California Attorney General announced an agreement requiring the City of Stockton to prepare and consider an ordinance implementing robust mitigation measures for future warehouse development in the city and impose similarly robust mitigation measures to the Mariposa Industrial Park

Project. The Attorney General's Office worked with the City of Stockton to develop advanced mitigation measures to address the Mariposa Industrial Park Project's impacts on the surrounding community. Many of the mitigation measures reflect the Attorney General's Warehouse Best Practices guidance, and include a 100 percent electric vehicle (EV) heavy-duty on-site truck fleets, a requirement that operational power be supplied by solar and other renewable sources, large setbacks and landscaped barriers between sensitive receptors and the Mariposa Industrial Park Project, and a community benefit fund to support clean air projects in the south Stockton community.

On December 12, 2023, the Stockton City Council adopted Stockton Municipal Code Title 16, an ordinance establishing new logistics warehouse development standards. These standards became effective on January 11, 2024. The Ordinance is referred to as the City's "Warehouse Ordinance." Additionally, the proposed Project utility improvements have been refined since the prior (2021) public comment period. This Recirculated Draft EIR was prepared to reflect the changes in the Project Description resulting from compliance with the Warehouse Ordinance and the refined utility plans.

Pursuant to the CEQA Guidelines Section 15088.5 (a), a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the EIR for public review under Section 15087 but before certification of the EIR. New information can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. As identified in Section 15088 (a) of the CEQA Guidelines, "significant new information" requiring recirculation is defined to include disclosures of any of the following:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
4. The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The Recirculated Draft EIR was prepared because new information in the form of changes in the project and regulatory setting was identified.

The Recirculated Draft EIR includes the following chapters:

- Chapter ES: Executive Summary
- Chapter 1.0: Introduction
- Chapter 2.0: Project Description
- Section 3.1: Aesthetics and Visual Resources
- Section 3.2: Agricultural Resources
- Section 3.3: Air Quality
- Section 3.4: Biological Resources
- Section 3.5: Cultural and Tribal Resources
- Section 3.6: Geology and Soils
- Section 3.7: Greenhouse Gases, Climate Change and Energy
- Section 3.8: Hazards and Hazardous Materials
- Section 3.9: Hydrology and Water Quality
- Section 3.10: Land Use and Population
- Section 3.11: Noise
- Section 3.12: Public Services

- Section 3.13: Transportation and Circulation
- Section 3.14: Utilities and Service Systems
- Chapter 4.0: Other CEQA-Required Topics
- Chapter 5.0: Alternatives to the Proposed Project
- Chapter 6.0: Report Preparers and Contributors
- Chapter 7.0: References

These chapters will substitute for and supersede those contained in the previously circulated Draft EIR.

In accordance with State CEQA Guidelines, Section 15088.5, the City is recirculating this revised Draft EIR, with associated appendices, to provide the public and agencies with ample opportunity to review and comment on the updated analysis and new project information. Procedures for commenting on this revised analysis are detailed below.

A 45-day public review period for the Draft EIR will commence on December 27, 2025, and will end on February 10, 2025, 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 February 10, 2025, 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/business/planning_engineering/other_projects_environmental.php

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