

**Notice of Completion & Environmental Document Transmittal**

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Interstate 5 Commerce Center (I5CC)Lead Agency: San Joaquin CountyContact Person: Robby ThackerMailing Address: 1810 E Hazelton AvenuePhone: 209-468-0291City: StocktonZip: 95202County: San Joaquin**Project Location:** County: San Joaquin City/Nearest Community: StocktonCross Streets: State Route 12 and Thornton Road Zip Code: 95242Longitude/Latitude (degrees, minutes and seconds): 38 ° 07 ' 14.1 " N / 121 ° 23 ' 24.8 " W Total Acres: 212.49Assessor's Parcel No.: 025-190-01, -03, -15, -31, -35

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 12Waterways: White Slough

Airports: \_\_\_\_\_

Railways: Union Pacific Schools: \_\_\_\_\_**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 3.1M Acres 194.49 Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**General Plan: Limited Industrial, Zoning: General Agriculture, 40-ac min.Project Description: *(please use a separate page if necessary)*

see attached.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date June 9, 2023 Ending Date July 10, 2023

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Land Logistics, Inc.</u>	Applicant: <u>Grupe-Greenlaw Partners, Inc.</u>
Address: <u>216 F Street</u>	Address: <u>18301 Von Karman Avenue, Suite 250</u>
City/State/Zip: <u>Davis, CA</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Robby Thacker, Contract Planner</u>	Phone: <u>949-331-1300</u>
Phone: <u>209-468-0291</u>	

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Signature of Lead Agency Representative:  Date: 5-31-23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Project Description:** The Project proposes a Zoning Reclassification of five parcels from their current AG-40 zoning to I-W, Industrial Warehouse. On APN 025-190-15, the large parcel encompassing the eastern portion of the site, a new phased industrial/warehouse development is proposed, consisting of six buildings with a total potential floor area of approximately 3.1 million square feet of floor area. The development would include approximately 3,191 parking stalls of which approximately 2,448 would be for automobiles and the remaining 743 would be for trucks and trailers. The Project would be served with potable water and street lighting services through County Service Area (CSA) 31, which is managed by San Joaquin County. Sewage treatment would be accomplished on-site by a package wastewater treatment system; treated wastewater would be recycled and used for landscaped areas and either disposed on site or sent to a wastewater treatment facility operated by the City of Lodi. The Project proposes an on-site storm drainage system that would collect and convey stormwater runoff to several detention basins, then to an off-site terminal drainage. Other Project features include lighting, landscaping, wayfinding and tenant signage.

Primary access to the Project site would be from State Route 12. A new public street would be extended northward from the current intersection of State Route 12 and Flag City Boulevard, which would be signalized and constructed per County standards. A second public street would be extended east from Thornton Road along the north line of the site to meet the street extended north from SR 12. Truck route intersections would be designed to accommodate the large truck and trailer turning movements. The Project would include additional interior access ways to truck and passenger vehicle parking areas.

The Project would be constructed in six phases over an estimated buildout period of five years. Proposed development would involve mass grading to provide subgrades for proposed new buildings and site improvements and provide adequate drainage. Construction of buildings, site improvements, and landscaping would proceed as sequenced by the contractor, in accordance with plans and specifications approved by the County. Project construction would generally be accomplished using conventional equipment.

The following is a brief description of the requested entitlements as part of the proposed Project:

**Zone Reclassification (PA-2200217):** To amend the Zoning designation of five parcels (APNs 025-190-01, -03, -15, -31, and -35) currently zoned General Agriculture (AG-40) to Industrial Warehouse (I-W). The proposed I-W zone is consistent with the existing I/L General Plan designation of the parcel.

**Site Approval (PA-2200220):** To establish a warehouse and distribution facility on parcel APN 025-190-15 in phases over a five-year period, including the construction of six warehouse buildings totaling approximately 3.1 million square feet of floor area. This application does not propose development of four of the five parcels to be rezoned (APNs 025-190-01, -03, -31, and -35).

**Williamson Act Cancellation (PA-2200230):** To cancel Williamson Act Contract No. WA-00-0012 on parcel APN 025-190-15 to allow for proposed development with the requested Site Approval.

**Tentative Map (PA-“#TBD”):** It is anticipated that the applicant will submit a Tentative Parcel or Subdivision Map to allow division of the proposed development site (APN 025-190-15) for sale or leasing of individual phases.

Future development will involve additional permit and entitlement review by the County, including building permits, improvement and grading plans, and other necessary approvals.