



PROJECT DESCRIPTION

SURGEWATER INDUSTRIAL

(as of January 31, 2024)

Project Title:	Surgewater Industrial
Project Area:	50.00 Acres 9011 S. Airport Wy. Stockton, CA APN 177-050-030
Project Location:	The project Area is located within the city of Stockton, California. It lies south of the French Camp Slough. The parcel is located west of Airport Way and east of the Union Pacific Railroad. It also lies north of French Camp Road.
Annexed:	Annexation application has been submitted to the City of Stockton
General Plan Designation:	General plan amendment has been submitted to the City of Stockton for designation from Open Space/Agriculture to Industrial.
Zoning Designation:	Open Space/Agriculture (OS/A) to Industrial (I)
Surrounding Uses:	North – French Camp Slough, Industrial Warehouses South – French Camp Road, Agriculture & future Industrial Development West – Union Pacific Railroad East – Airport Way, Agriculture & Industrial Warehouses
Past Planning Effort:	In 2008, parcels next to Surgewater were part of the approved Tidewater Crossing entitlement efforts (Master Plan, CEQA, Development Agreement and Annexation). Surgewater was not included in those efforts at that time. In 2019, the City rezoned certain Parcels within Tidewater from Residential to Industrial uses. As part of this Rezoning effort, the Master Plan and Development Agreement were rescinded.
Project Description:	Surgewater Industrial Tentative Map will propose 1-2 Industrial Buildings on the 50 acre site. A conceptual Site Plan was prepared to establish a target Floor Area Ratio (FAR) that was used to generate the maximum square footage of buildable areas for the Tentative Map and the technical studies associated with the environmental review. Based on a FAR of 50%, a maximum of 1,089,000 square feet of developable space throughout the site could be developed with industrial type land uses.

Table 1, *Surgewater Industrial Land Use Summary*, provides a numeric breakdown of the project components.

Circulation: The project will include dual access to the site. Primary roadway access will be from Airport Way to the east and secondary access from French Camp Road to the south. These access points will be in conjunction with current Tidewater Industrial development efforts.

Utilities: Sewer will be designed in conjunction to the buildout of the Tidewater Area which will be served by System 13 (the portion west of SR 99).

Floodway: Water detention basins will be designed in conjunction to the buildout of the Tidewater Area (shared usage). An outfall structure into the French Camp Slough will also be analyzed.

Development Agreement: The proposed project includes a request for approval of a Development Agreement (DA) governing the relationship between the City of Stockton and the SSCC Applicant, or its successors. A primary purpose of the DA may be to regulate development density and intensity over an extended period of time; however, the DA would not increase the maximum density or development intensity. The DA will also be used to establish other agreements between the City/Applicant (or its successors) related to the project. Such other agreements may include, but are not limited to, commitments to project entitlements and development standards as well as any other administrative and/or financial relationships that may be defined during the review of the initial application or subsequent applications related to developing the project.

Table 1, SURGEWATER INDUSTRIAL LAND USE SUMMARY

Land Use	Acreage (Net)	Total Sq. Ft. Per Land Use	Floor Area Ratio	Max Sq. Ft.
Industrial	50	2,178,000	.50	1,089,000
TOTAL	50			1,089,000