



PROJECT DESCRIPTION

BUSINESS PARK 2099

(as of July 24, 2024)

Project Title:	Business Park 2099 Industrial
Project Area:	9.72 Acres 9277 S St Rt 99 W Frontage Rd Stockton, CA APN 201-020-030
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 to Industrial.
Zoning Designation:	AU-20 to Industrial
Surrounding Uses:	North – French Camp Slough, Future Industrial Warehouses, Airport South – French Camp Road, Agriculture & future Industrial Development West – Future Industrial Warehouses, Airport Way East – Frontage Road, Highway 99
Past Planning Effort:	Currently, the parcels adjacent to Business Park 2099 are being entitled for industrial development through the South Stockton Commerce Center (SSCC) plan. Business Park 2099 was not included in those efforts at that time. Business Park 2099 will serve as a lighter industrial area occupied by smaller sized tenants.
Project Description:	Business Park 2099 Industrial Tentative Map will propose multiple parcels on the 9.72 acres. 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 211,701 square feet of developable space throughout the site could be developed with light industrial type land uses.

Table 1, *Plaza 2099 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 the Frontage Rd to the east and secondary access from Airport Way to the west. These access points will be in conjunction with current South Stockton Commerce Center development efforts.
- Utilities: Sewer will be designed in conjunction to the buildout of the South Stockton Commerce Center which will be served by System 13 (the portion west of SR 99).
- Floodway: Water detention basin(s) will be designed in conjunction to the buildout of the South Stockton Commerce Center (shared usage).

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 Plaza 2099 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, PLAZA 2099 COMMERCIAL LAND USE SUMMARY

Land Use	Acreage (Net)	Total Sq. Ft. Per Land Use	Floor Area Ratio	Max Sq. Ft.
Industrial	9.72	423,403	.50	211,701
TOTAL	9.72			211,701