

PROJECT DESCRIPTION
SOUTH STOCKTON COMMERCE CENTER
(as of May 5, 2020)

Project Title: South Stockton Commerce Center

Project Area (Gross Acreage): 437.45 Acres

Address, Assessor Parcel Number and Acreage of future industrial park:

- 6110 S. Airport Way, Stockton CA
 - APN 177-110-040
 - 218.29 Acres
- 7070 S. Airport Way, Stockton CA
 - APN 177-100-030
 - 76.03 Acres
- 6122 S. Airport Way, Stockton CA
 - APN 177-110-050
 - 3.27 Acres
- 9091 S. State Route 99, Stockton CA
 - APN 201-020-010
 - 75.07 Acres

The following Parcel contains right-of-way for the east-west primary roadway; a second storm basin; and sewer pump station:

- 8606 S. Airport Way, Stockton CA
 - APN 177-050-090
 - 64.79 Acres

Project Location: The Project Area is located within the City of Stockton, California. It lies south and adjacent to the Stockton Airport. The Parcels are located west of the State Route 99 Frontage Road and east of Airport Way. French Camp Slough is located near and along the project's southern boundary.

Annexed: The project area has been annexed into the City of Stockton.

General Plan Designation: Industrial, Open Space, and Commercial

Zoning Designation: Light/Limited Industrial (IL), Open Space (OS), and General Commercial (CG)

Surrounding Uses: North – Rydberg Creek, Army National Guard and Stockton Airport
South – Duck and Lone Tree Creeks, Agriculture
West – Union Pacific Railroad, Agriculture, Airport Way
East – 99 Frontage Road, State Route 99, Agriculture

Past Planning Effort:

In 2008, Parcels were part of the approved Tidewater Crossing entitlement efforts (Master Plan, CEQA, Development Agreement and Annexation). 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 As part of this Rezoning effort, the Master Plan and Development Agreement were rescinded.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:

The South Stockton Commerce Center (SSCC) Tentative Map proposes approximately 300 net acres of limited industrial uses. 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 area for the Tentative Map and the technical studies associated with the environmental review. Based on a FAR of 47%, a maximum of 6,091,551 square feet of developable space throughout the site could be developed with industrial type land uses.

The project also includes approximately 11 acres of General Commercial between Airport Way and the Union Pacific railroad right of way. This commercial area was previously studied and approved as part of the Tidewater Master Plan effort. A sewer pump parcel will be located in this area of the project.

The Plan also includes roughly 54 acres of open space area (which includes just under 7 acres of Park space) and nearly 41 acres of detention area. Approximately 19 acres will include the proposed west-east road right of way (future Commerce Drive) which will provide connections to the SR 99 Frontage Road and Airport Way and 10' of right-of-way dedication along Airport Way.

Due to limitations caused by the floodway along French Camp Slough and the location of drive entrances for surrounding developments, the alignment of the future Commerce Drive requires a General Plan Amendment and Rezone of the two land use designations between Airport Way and the Union Pacific Railroad right of way. The current boundaries of the designations will be re-established to lineup with the future Commerce Drive right of way center line. A Commercial designation will be to the north of the Commerce Drive right of way center line and Industrial to the south.

Approximately 16 acres of the project area will be designated remainder.

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

Circulation:

The project will include a proposed west-east trending primary road known as Commerce Drive that will provide access to Airport Way to the west and the 99 Frontage Road to the east. A grade separated

crossing over the Union Pacific (UP) railroad right of way will be constructed to accommodate the primary access road and avoid conflicts with the UP rail line.

The project will also investigate the inclusion of rail service to up to 3 large parcels along the project site's northern edge.

The 99 Frontage Road will provide access to the Arch Road and SR 99 Interchange. Airport Way will provide access to both the French Camp/Arch Road and Interstate 5 Interchange and the French Camp and the SR 99 Interchange.

Utilities: Sewer will be designed to accommodate buildout of the Tidewater Area which will be served by System 13 (the portion west of SR 99). A Master Plan document is currently be prepared by VVH Consulting Engineers for Armoto Partners, LLC under a separate development project and will provide the engineering detail related to the construction of future force mains within Airport Way and a future pump station. The location of the sewer pump station shown on these plans is based on draft Master Plan documents prepared by VVH Consulting Engineers.

The Water System will be located in the future right of way of the proposed primary roadway (Commerce Drive).

Floodway: Kjeldsen, Sinnock & Neudeck (KSN) has analyzed the floodplain in the Project Area and watershed. The results dictated how two basins would be needed to provide flood control. The primary basin is located east of the railroad right of way and consists of approximately 28 acres. A secondary basin is located adjacent to the slough, on the west side of the railroad right of way and is approximately 13 acres in size. In addition, an outfall structure will be located along French Camp slough.

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, SSCC LAND USE SUMMARY

Land Use	Acreage (Net)	Total Sq. Ft. Per Land Use	Floor Area Ratio	Max Sq. Ft.
Commercial	11	479,809	.30	143,943
Industrial	298	12,960,747	.47	6,091,551
Open Space	54			
Public Facilities (Storm Basins, Outfall and Pump Stations)	41			
Roadway Right of Way	19			
TOTAL	423			6,235,494