



June 9, 2023

County of San Joaquin
Notice of Preparation of a Draft Environmental Impact Report
and Notice of Scoping Meeting
Interstate 5 Commerce Center Project

Date: June 9, 2023

To: All Interested Agencies, Organizations, Persons and State Clearinghouse

From: San Joaquin County Community Development Department

Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Interstate 5 Commerce Center (I5CC) Project. The Project consists of a Zone Reclassification, Williamson Act Cancellation and Site Approval for a new industrial and warehousing development with 3.1 million square feet of building space on 194.49 acres (APN 025-190-15), and a Zoning Reclassification of four adjacent parcels (APNs 025-190-01, -03, -31, -35) totaling approximately 18 acres.

Project Title: Interstate 5 Commerce Center Project

Project Numbers: PA-2200217, PA-2200220, and PA-2200230

Project Address: Northeast of the intersection of State Route 12 and Thornton Road.

Project Applicant: Greenlaw Development, Inc.

Lead Agency/Contact: County of San Joaquin Community Development Department

Robby Thacker, Contract Planner
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
(209) 468-0291
rthacker@sjgov.org

Comment Period: June 9, 2023 – July 10, 2023

Public Scoping Meeting:

Date and Time: Monday, June 26, 2023 (6:30pm – 7:30pm) (tentative)

Location: Virtual meeting: [Click here to join the meeting](#)
(See additional details, below)

Notice of Preparation: This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the County of San Joaquin (County), as Lead Agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with the proposed Interstate 5 Commerce Center (I5CC) Project (the “Project”). The County is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming Draft EIR. In accordance with CEQA, the County requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the Draft EIR.

Public Scoping Meeting: The County has established a 30-day public scoping period commencing from June 9, 2023 and ending on July 10, 2023. During the scoping period, the County’s intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners. During this period, the NOP and preliminary site plan may be accessed electronically at the following link: [Community Development | San Joaquin County \(sjgov.org\)](https://www.sjgov.org/community-development)

A hard copy of the NOP is also available for review at the San Joaquin County Community Development Department on Monday through Friday from 8:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. (except during office closures). The Department office is located at:

**San Joaquin County Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205**

A virtual scoping meeting will be held on June 26, 2023 from 6:30 – 7:30pm to provide information regarding the project and a forum for community and agency input as to the scope of the environmental review of the project, including environmental information and analysis that should be included in the Draft EIR as well as mitigation measures and Project alternatives that could reduce the Project’s potential environmental effects. *The Scoping Meeting is not a public hearing, and no decisions about the Project will be made at the Scoping Meeting.* A separate public hearing for entitlement requests will be scheduled after the completion of the Draft EIR.

EIR Scoping Comments: All scoping comments must be received in writing **by 5:00 p.m. on July 10, 2023**, which marks the end of the 30-day public comment period for the Notice of Preparation. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

**Robby Thacker, Contract Planner
County of San Joaquin Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
(209) 468-0291
rthacker@sjgov.org**

Project Location and Area Land Uses: The Project is located approximately 4.0 miles north of the City of Stockton adjacent to the Flag City development near Interstate 5 in the unincorporated area of San Joaquin County. The approximately 212-acre Project site is bounded on the south by State Route 12, Thornton Road and Interstate 5 to the west, and undeveloped agricultural land to the north and east. Parcel APN 025-190-015 is undeveloped and is currently used for agriculture; a canal managed by the Woodbridge Irrigation District (WID) runs along the southern boundary of this parcel. The other parcels within the Project site are currently undeveloped.

Surrounding Uses: The Project vicinity is predominantly agricultural. Most of the Project site itself is currently in vineyard use; vineyards and other agricultural lands are located to the north and east. The Project site is also adjacent to an existing highway-serving commercial area known as Flag City, located east of the Interstate 5/State Route 12 interchange. Existing land uses within the Flag City development include truck stops, other vehicle service stations, restaurants, hotels and a recreational vehicle park. The existing Love's Travel Stop and Burger King restaurant are adjacent to and southwest of the Project site; an AM/PM gasoline station and the recreational vehicle park are south of the site across State Route 12. Regional access to the Project site is provided by Interstate 5, the main north-south freeway on the West Coast, and State Route 12, which connects the City of Lodi to the east with the City of Fairfield and Interstate 80 to the west.

General Plan and Zoning: The County's General Plan Land Use Map designates the Project site as Limited Industrial (I/L). The existing zoning of the parcels within the Project site is AG-40, General Agriculture 40-acre minimum. The purpose of the AG-40 zone is to preserve agricultural lands for the continuation of commercial agricultural enterprises. Minimum parcel sizes within the AG Zone are 20, 40, 80, and 160 acres.

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.

Lead Agency Approval: The applicant is requesting approval of the following entitlements as part of the proposed Project:

- Zone Reclassification
- Site Approval
- Williamson Act Cancellation
- Certification of the EIR and adoption of a Mitigation Monitoring and Reporting Program (MMRP)

Responsible Agencies: For the purposes of CEQA, the term “Responsible Agency” includes all public agencies (other than federal agencies) beyond the Lead Agency that have discretionary approval power over the Project (CEQA Guidelines Section 15381). Discretionary approval power may include such actions as issuance of a permit, authorization, or easement needed to complete some aspect of the Project. Responsible Agencies may include, but are not limited to, the following:

- California Department of Conservation
- California Department of Transportation
- Central Valley Regional Water Quality Control Board
- San Joaquin County Agricultural Commissioner
- San Joaquin County Assessor
- San Joaquin County Building Division/Plan Check
- San Joaquin County Public Works Department
- San Joaquin County Sheriff’s Office
- San Joaquin Local Agency Formation Commission
- San Joaquin Valley Air Pollution Control District

- State Water Resources Control Board
- Woodbridge Fire District
- Woodbridge Irrigation District

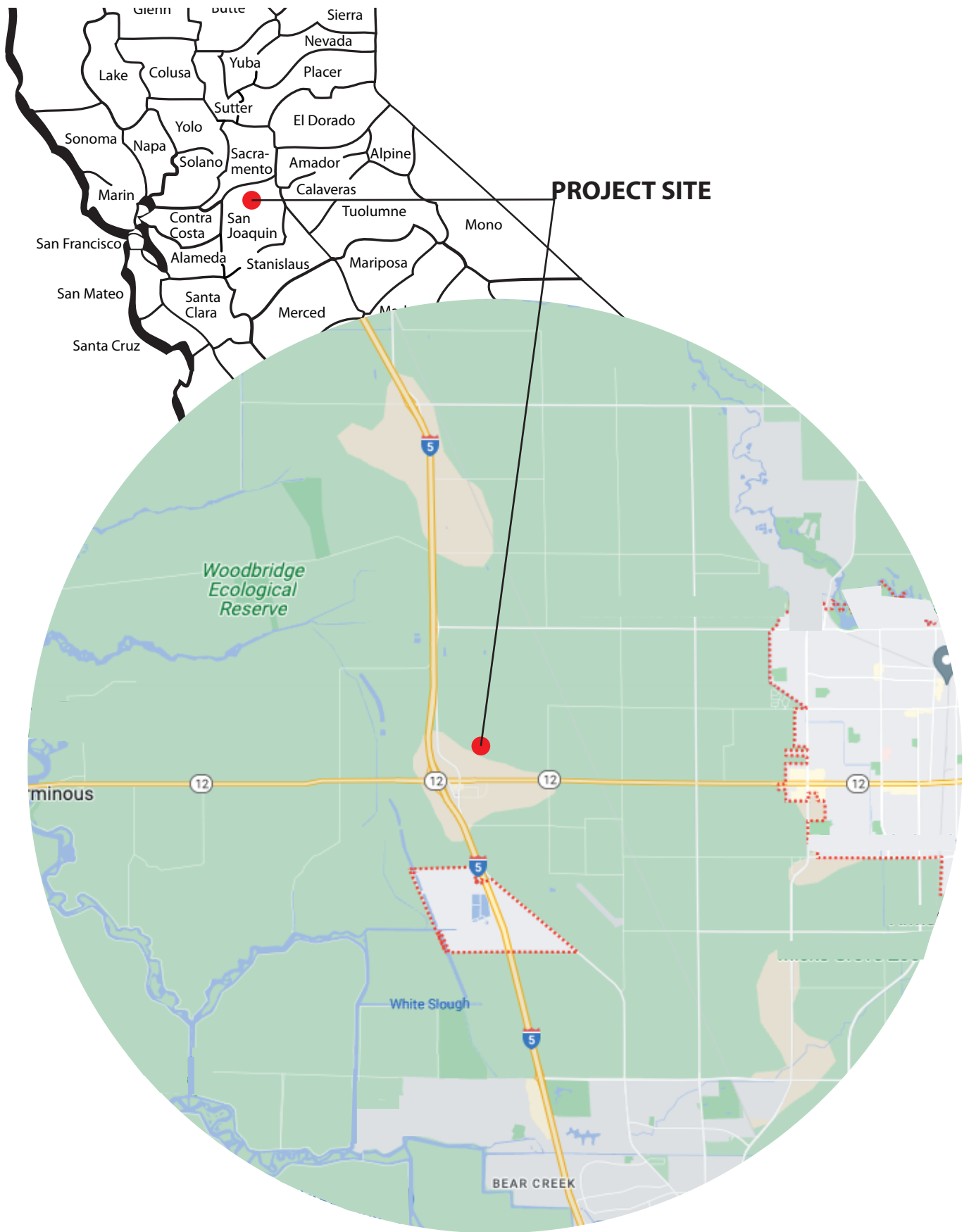
Potential Environmental Impacts of the Project: Based on the scope and preliminary analysis of the Project, the County has determined that the Project could have a potentially significant environmental effect. Pursuant to CEQA Guidelines Section 15063, and in consultation with the project applicant, the County has determined that preparation of an EIR will be required. The potential environmental effects of the Project to be addressed in the forthcoming Draft EIR will include, but may not be limited to, the following:

- | | |
|--|--|
| • Aesthetics | • Land Use |
| • Agricultural Resources | • Noise |
| • Air Quality | • Population and Housing |
| • Biological Resources | • Public Services |
| • Cultural Resources | • Recreation |
| • Energy | • Transportation |
| • Geology and Soils | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | • Wildfire |
| • Hydrology and Water Quality | |

Prior to adoption of its current General Plan in 2018, the County prepared and certified an EIR addressing the potential environmental effects of adopting the Plan, including the potential environmental effects of new development on land designated for such uses on the adopted Land Use Diagram. As a part of this effort, development of the project site with uses allowable within the I/L designation was addressed in the County's EIR. The project EIR will provide an appropriate tier to the environmental impact analysis of the certified General Plan EIR pursuant to the recommendations and requirements of the CEQA Guidelines (Section 15152).

The Draft EIR will also address all other CEQA-mandated topics, including cumulative impacts and alternatives to the project. The Draft EIR will include detailed discussion in each of these and potentially other subjects that will vary in scope and depth based on the potential for significant effects in each area of concern. The Draft EIR will include a discussion of irreversible, growth-inducing and less-than-significant impacts. A Notice of Availability will be published and circulated at a later date that will identify where and when the Draft EIR will be available for public review and comment.

Attachments: Figure 1, Regional Project Location
 Figure 2, Street Map
 Figure 3, USGS Map
 Figure 4, Aerial Photo
 Figure 5, Assessor Parcel Map
 Figure 6, Interstate 5 Commerce Center Site Plan
 Figure 7, Proposed Zone Reclassification



SOURCE: Google Maps

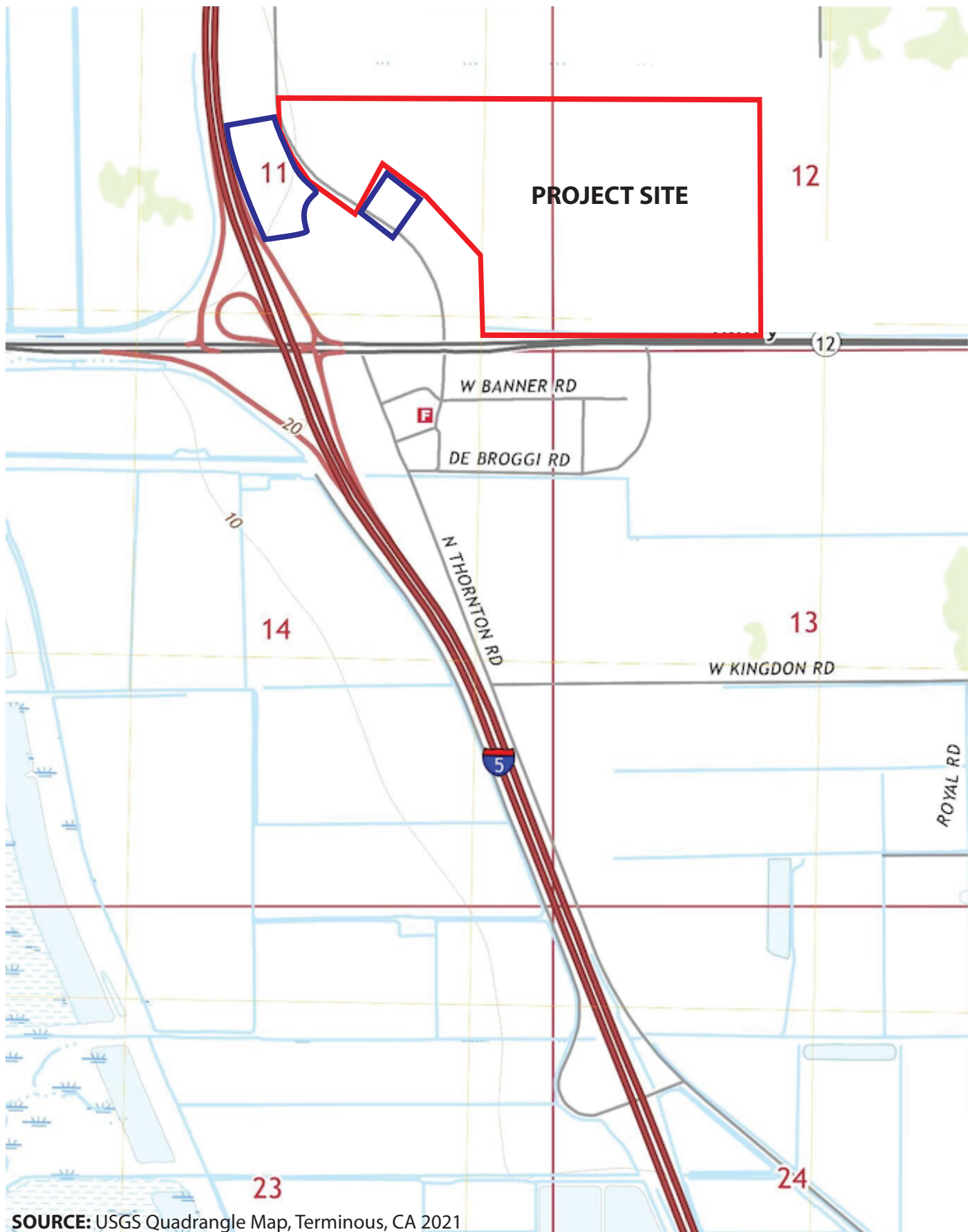


SOURCE: Google Maps

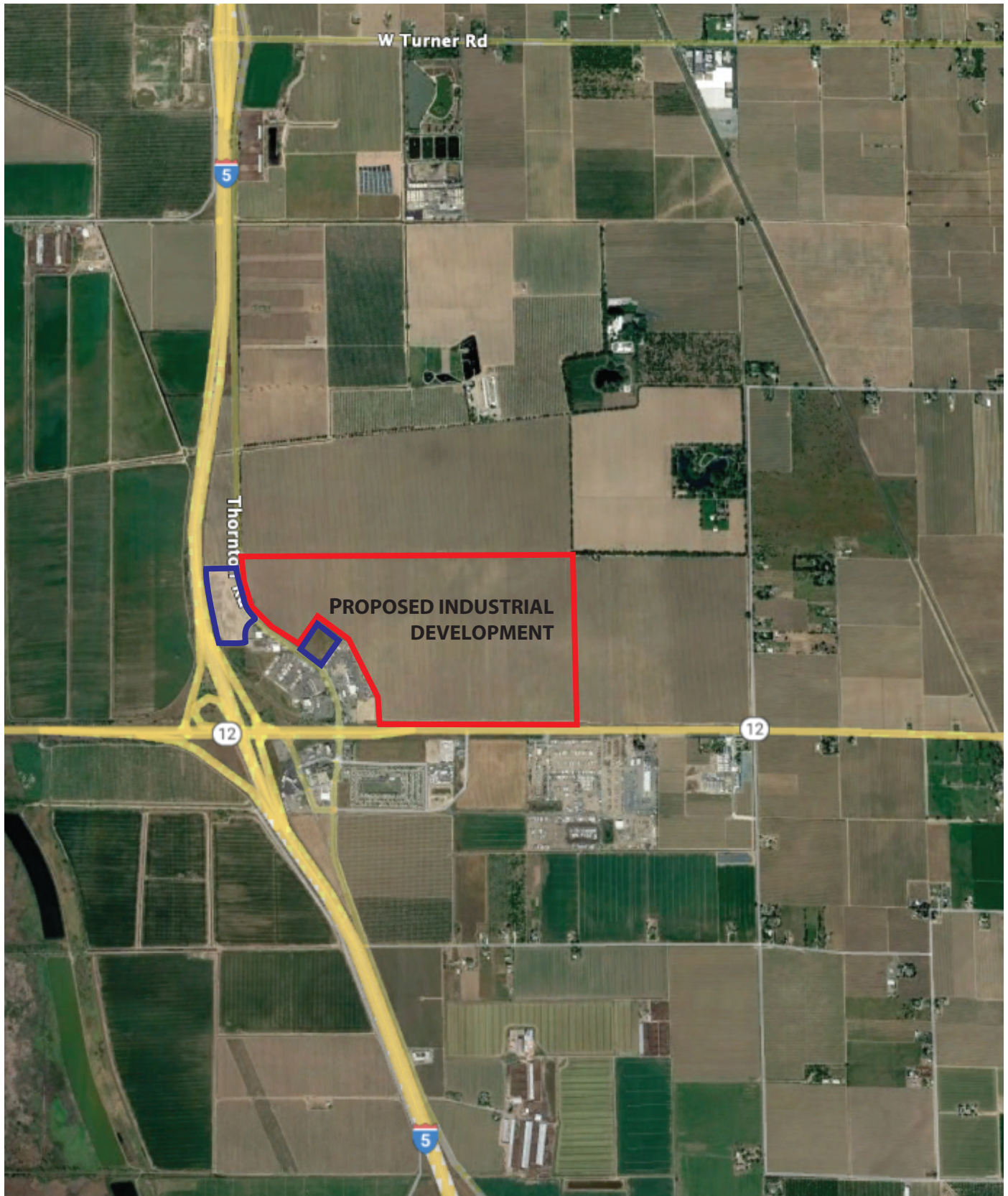


- Proposed Industrial Development
- Zone Reclassification Only

Figure 2
STREET MAP



SOURCE: USGS Quadrangle Map, Terminous, CA 2021



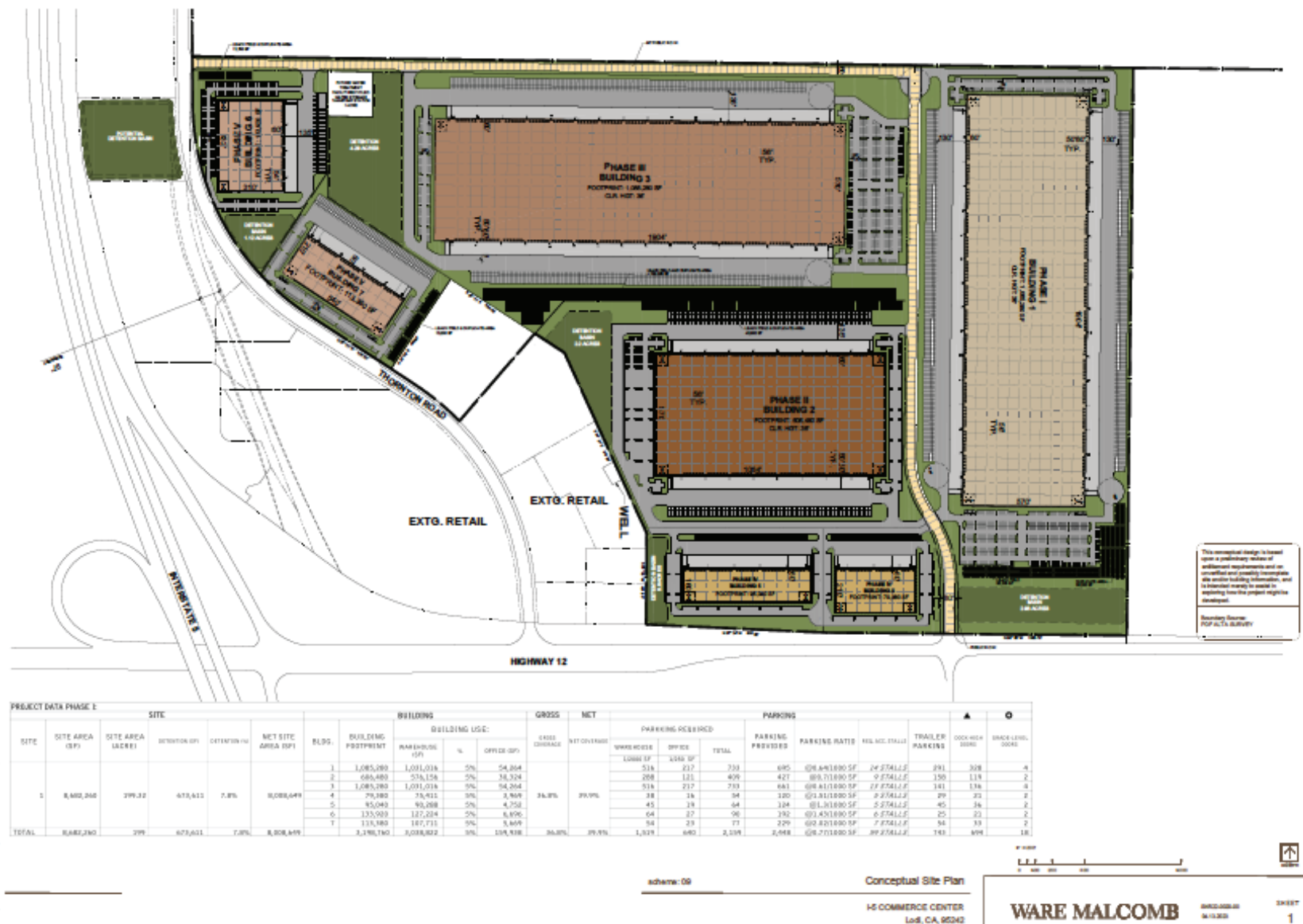
SOURCE: Google Earth

- Proposed Industrial Development
- Zone Reclassification Only



Figure 4
AERIAL PHOTO

025-19



025-19