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County of San Joaquin

UPDATED

Notice of Preparation of a Draft Environmental Impact Report

and Notice of Scoping Meeting

Interstate 5 Commerce Center (I5CC)

Date: July 18, 2025

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 San Joaquin County applications for a General Plan Map Amendment & Zone Map Reclassification, Williamson Act Cancellation, and Specific Plan, to establish for new industrial and warehousing development for up to 3.2 million square feet of building space on a 198.5-acre Project site consisting of a 194.49 acre parcel (APN 025-190-15), and one adjacent 4.01-acre parcel (APN 025-190-01).

Project Title: Interstate 5 Commerce Center Specific Plan

Project Numbers: PA-2200217 (GP/ZR), PA-2200230 (WC), PA-2400376 (SP)

Project Address: 6015 West State Route 12, Lodi, Flag City area

Project Applicant: Greenlaw Development, Inc.

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Page: 1 of 9 Fee: \$0.00

Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: vjensen



Lead Agency/Contact: County of San Joaquin Community Development Department
Brian Millar, Contract Planner
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
Ph: (209) 468-9653
Email: bmillar@sigov.org

Comment Period: July 18, 2025 through August 18, 2025

Public Scoping Meeting:

Date and Time: July 30, 2025, 6:30pm to 7:30pm
Location: (Virtual) Meeting:
https://teams.microsoft.com/join/19%3ameeting_OWZmYTgwOTItZDFiNi00NjNlWlyZDUtNDZjOTM3ODVhNzA5%40thread.v2/0?context=%7b%22Tid%22%3a%223cf5075-176a-400d-860a-54960a7c7e51%22%2c%22Oid%22%3a%2281590104-8f6f-42be-bc35-ca42fc23f771%22%7d

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 in the process of preparing 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 circulated a previous version of the NOP for a similar industrial development project on June 9, 2023, for a 30-day period ending on July 10, 2023. During preparation of the subject EIR, the County and Project applicant determined that, for the purposes of Project processing and future implementation, it would be advantageous to process the I5CC industrial development in the form of a Specific Plan, as permitted by California Government Code 65450. The Project remains essentially the same in location, size and scope of planned industrial development as described in the 2023 NOP; however, certain elements of the Project, including timing, and the change in the County's project review and processing requirements, involve the use of a Specific Plan, which is a substantial change in the Project as described in the 2023 NOP. Therefore, the County has determined that this updated NOP will now be circulated for public review and comment for an additional 30-day period.

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 for the Project. 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 that are to be addressed in the Draft EIR.

The County has established a 30-day public scoping period commencing from July 18, 2025 and ending on August 18, 2025. 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 the Draft Specific Plan, and related Project documents may be accessed electronically at the following link:

<https://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=default>

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

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

Public Scoping Meeting: A virtual scoping meeting will be held on July 30, 2025 at 6:30 pm 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 the Specific Plan and related 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 August 18, 2025**, which marks the end of the 30-day public comment period for the Notice of Preparation. All written comments should identify a contact person for the commenting 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:

**Brian Millar, Contract Planner
County of San Joaquin Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
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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 198.5-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 (194.5 acres) 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. An additional parcel within the proposed Project site consists of a 4.01-acre site, which is currently undeveloped located immediately west of Thornton Road.

Surrounding Uses: The Project vicinity is a mix of agricultural and commercial uses. 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, vehicle service stations, restaurants, hotels and a recreational vehicle park. The existing Love's Travel Stop and Jack in the Box restaurant are adjacent to and southwest of the Project site; an existing Pilot Flying J Travel Center is located immediately west of Love's across Thornton Road. An AM/PM gasoline station and the recreational vehicle park are located south of the site across State Route 12. Regional access to the Project site is provided by Interstate 5, the main north-south freeway serving the West Coast, and State Route 12, which connects 1-5 with the City of Lodi to the east and 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.

Project Description: The Project proposes to amend the San Joaquin County General Plan land use designation for the site from the existing designation of Limited Industrial (I/L) to a new designation of I/W Warehouse Industrial. The Project includes a Zoning Map Reclassification of the two parcels comprising the Project site from their current AG-40 zoning to I-W, Industrial Warehouse. Planned industrial and associated infrastructure development of the site would be governed by the proposed I5CC Specific Plan; future development in the Specific Plan area would be reviewed and administered by County Community Development staff upon adoption of the Specific Plan, as described in more detail below.

Together, the above-listed approvals are intended to provide for industrial development on the approximately 198.5 acres of land that comprise the Project site. The specific plan would allow development of up to 3.2 million square feet of industrial uses and associated site improvements including new internal access roads; vehicle, truck and trailer parking; potable water, wastewater collection and disposal and storm drainage systems; and landscaping. The Specific Plan contemplates various development options that would allow construction of one or more industrial buildings in various locations on the Property; these options would be described in parcel-specific development proposals to be submitted for County staff review by future Project buyers and/or tenants. A conceptual land use plan from the Specific Plan, which is shown in Figure _below, will, together with other drawings and descriptions contained in the Specific Plan, serve as the basis for the environmental impact analysis in the EIR.

Access

There would be two vehicle access points to the Project site. The initial access point would be a new private road extending east from Thornton Road north of its intersection with SR 12. The second access point would be a new private road extending north from SR 12 across from the existing North Flag City Boulevard intersection. Intersection improvements would be required on both Thornton Road and SR 12, and the SR 12 intersection improvements would require

review and approval by Caltrans District 10. Specific Plan development would also include onsite light vehicle and truck circulation aisles. The Project would construct an estimated_ parking stalls of which approximately_% would be for automobiles and the remaining_% would be for trucks and trailers.

Infrastructure

The Specific Plan provides for connection of an onsite potable water distribution system to the existing County Service Area (CSA) 31 well-served system serving the adjacent Flag City area. CSA 31 would also provide street lighting services to the Specific Plan area. Wastewater collection, treatment and disposal would be provided onsite using septic tank/leach field systems, which would be governed by permits from the San Joaquin County Environmental Health Department and the Central Valley Regional Water Quality Control Board. Alternatively, and subject to approval from CSA 31 and the City of Lodi, wastewater service may be provided by connection to existing offsite CSA 31 lines flowing to the City of Lodi's White Slough Wastewater Treatment Facility.

Storm drainage disposal would be addressed in two phases. Storm drainage from to the first 2.5 million square feet of development in the Plan area would be routed to a 25-acre onsite retention basin; drainage from development in excess of 2.5 million square feet would be routed to either an offsite retention pond or to offsite terminal drainages, which would be defined in the future and will require an amendment to the Specific Plan and may require additional CEQA review. Other utility services would be obtained from regulated utility providers in the area. Off-site utility options, if necessary, may require annexation of the Specific Plan area to CSA 31. Aside from the potential environmental effects from providing storm drainage facilities for development in excess of 2.5 million square feet, the applicant's intent is to have all of the potential environmental effects from development of up to 3.2 million square feet of industrial uses in the Specific Plan area evaluated in the Draft EIR.

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

General Plan Amendment & Zone Reclassification (PA-2200217): To amend the San Joaquin County General Plan Map and zoning designations of 198.50 acres (APNs 025-190-01 and 025-190-15) as follows:

General Plan: Existing – I/L (Limited Industrial) → Proposed – I/W (Warehouse)

Zone: Existing – AG-40 → Proposed – I-W (Warehouse)

Specific Plan (PA-2400376): A Specific Plan to facilitate development of the 198.50 acre site. The Specific Plan includes provisions for land uses, development standards, infrastructure plans, as well as landscaping, signage and architectural guidelines for development of the Project.

Williamson Act Cancellation (PA-2200230): To cancel Williamson Act Contract No. WA-00-0012 on parcel APN 025-190-15 to allow future development consistent with the proposed Specific Plan, general plan amendment and Zone Reclassification.

Tentative Map: The applicant may submit a Tentative Parcel or Subdivision Map to allow future division of the Project site for sale or leasing to buyers and/or tenants.

Future development will involve additional non-discretionary permit and entitlement review by the County, including Site Plan Review, Architectural Review, building permits, improvement and grading plans, and other necessary approvals.

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

- I-5CC Specific Plan
- General Plan Map Amendment & Zone Reclassification
- 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 permits, authorizations, or easements needed to complete aspects of the Project. Responsible Agencies may include, but are not limited to, the following: Note:

- California Department of Conservation
- California Department of Transportation
- Central Valley Regional Water Quality Control Board
- San Joaquin County Building Division/Plan Check
- San Joaquin County Public Works Department
- San Joaquin County Environmental Health Department
- San Joaquin Local Agency Formation Commission
- San Joaquin Valley Air Pollution Control District
- State Water Resources Control Board
- 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 potentially significant environmental effects. 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
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

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 General 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 adopted I/L designation were addressed in the County's EIR. Many of these uses are also allowable in the proposed I/W designation of the Project site; as a result, the Project EIR will appropriately be tiered to 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 describe 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 General Plan Amendment and Zone Reclassification