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International Park of Commerce Phase 2
Project Description

West Schulte Road
Tracy, California

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Site Information

Project Location:	Project is bordered by Schulte Road, Pavilion Parkway (proposed) to the east, and Promontory Parkway (proposed) to the north within San Joaquin County adjacent to the City of Tracy, CA.
Assessor Parcel Numbers:	209-240-36, 209-240-37, 209-250-10, and 209-250-37
Site Area:	284.3 ± acres
Current Zoning:	General Agriculture 40-acres (County)
Current General Plan Designation:	General Agricultural (County)
Proposed General Plan Designation:	IPCSP2 (International Park of Commerce Specific Plan Phase 2)
Proposed Zoning:	IPCSP2 (International Park of Commerce Specific Plan Phase 2)
Proposed Uses:	See Specific Plan Table 3.1.

Project Proposal

1. The project site is located within San Joaquin County and outside the City of Tracy's Sphere of Influence (SOI), and adjacent to the current City limits boundary.
2. The project is proposed on a 284-acre site and consists of the phased construction and operation of the site with warehouse and distribution buildings and uses, as well internal circulation and vehicle, truck and trailer parking and outdoor storage.
3. Requested entitlements for the project include:
    a. A General Plan Amendment to amend the General Plan from General Agriculture to IPCSP2
    b. Rezoning of the property from General Agriculture (AG)-40 to IPCSP2
    c. Approval of the International Park of Commerce Specific Plan Phase 2 (IPCSP2) which details the building and landscaping development standards, design guidelines, other site features and improvements, project approval process, and Specific Plan administration.
    d. Tentative/Parcel Map;
    e. A Development Agreement; and
    f. Review of the environmental impacts associated with the project pursuant to the California Environmental Quality Act ("CEQA") which is anticipated to be in the form of an Environmental Impact Report.

Project Objectives

The project has been designed to meet the following objectives:

- Construct and operate a new state-of-the-art warehouse and distribution facility that is near existing distribution operations and centrally located to the delivery and supply chain locations within northern California and is of sufficient size to efficiently store and distribute merchandise.
- Locate an industrial project in an area with good access to a regional roadway network.
- Create high-quality stable employment opportunities associated with modern logistics, office, technology, pharmaceutical, manufacturing, processing, business service and accessory land uses, as well as full-time construction jobs during project buildout, thus improving the local jobs/housing balance.
- Ensure that the industrial area along West Schulte Road and Promontory Parkway continues to be developed in a visually pleasing manner.
- Increase contributions to the County's tax base.
- Promote energy conservation by incorporating sustainable design features and systems with enhanced energy efficiencies to meet and/or exceed State and Federal code requirements.
- Promote regional groundwater sustainability by significantly reducing groundwater use at the project site, while enhancing economic productivity and job creation.

Project Description

The International Park of Commerce Phase 2 Specific Plan (IPC2SP) establishes the land uses, zoning, development standards and regulations for an approximately 284-acre area of land located in the southwest region of San Joaquin County ("County") and adjacent to the City of limits of Tracy. The Specific Plan Area is at the crossroads of two major transportation corridors, making it ideal for businesses which require large parcels for use as warehousing, manufacturing, research and development, processing, fabrication, and construction related uses. It is bordered by the extension of Promontory Parkway to the north, Pavilion Parkway to the East, with Schulte Road bisecting the site with an additional parcels and development extending south of the road, and vacant property to the east.

The IPC2SP envisions the development of a variety of uses but not limited to warehouse and distribution buildings and uses. Development of the project will include interior site circulation, vehicle parking, and truck and trailer parking and in general will include general warehousing; distribution; logistics and fulfillment uses.

a. Vision

The vision for the IPC2SP is to create land use policies and standards supportive of high-quality development and is specifically intended to encourage a variety of industrial and warehouse uses to develop within San Joaquin County.

b. Buildout Land Use Summary

The IPC2SP is intended to allow for flexibility in development. Table 1.1 of the Specific Plan presents the approximate acreage within the proposed zoning district and total building square footage envisioned for buildout. The IPC2SP includes a variety of land uses which may include but not be limited to warehouse and distribution, ancillary office, technology, pharmaceutical, manufacturing, processing, business service and accessory land uses. The proposed zoning district is IPCSP2 with County General Plan land use designation of General Industrial to replace the General Agriculture, see Figure 1.4. The Project will attract a wide variety of businesses that will generate jobs and provide for business development needs within San Joaquin County over the project buildout.

c. General Development Concept

The general development concept envisions a state-of-the-art business park developed on the parcels with associated parking and circulation for vehicles and trucks. All new roads on-site will be private; the project does not propose any new public roads.

Utility services required for development of the site will include groundwater wells, an on-site water treatment facility, fire system, an on-site wastewater treatment facility, and bio-treatment and detention basins to provide for the treatment and storage of storm water. Water generated by the treatment of the wastewater will be recycled and used for the on-site irrigation of the landscape.

The following utility infrastructure requirements are intended to implement the necessary improvements required for the development of the Project. The central location of the public water, sewer, and fire utilities was chosen to provide screening for both the fire and the recycled water tanks. By locating these facilities behind buildings and utilizing generous landscape screening will assist to reduce the visual impacts of these tank and other improvements. Centralizing the water and wastewater facilities also provides for additional security where facilities on the edge of the project make them potentially more exposed to vandalism. The centralized location also provides for multiple pipe corridors to access the water, sewer, and fire services. By having multiple connections to these facilities limits the potential impacts of a pipe break which may potentially affect all buildings rather than a single building.

a. Potable Water

The project will be served by a public water system (classified as a non-transient, non-community water system). The project is preparing an application to the State Water Resources Control Board for a permit to create a new Transient, Non-Community Water System. Once the application has been approved then the project will work with San Joaquin County's Environmental Health Department to construct the water related facilities. The water system wells, and the water treatment system will be constructed with the initial building. The potable distribution system will then be expanded to serve each building as it develops.

Two potable water wells will provide the necessary water required for the project and will pump to the water treatment facility adjacent to Schulte Road at the eastern project boundary. One potable well will be located at the water treatment plant site and the other will be located within the development area. The wells need to be separated as much as possible to insure reliability with the groundwater table. Both wells will pump water to the central location for treatment and then be distributed to the proposed buildings within the project. Similar to the recycled water system the central location of the water treatment system minimizes the pumping requirements and reduces costs for the water facilities due to shorter pipe runs and less head loss. The treatment system may produce a brine that will need to put into an evaporation holding tank.

b. Fire water system

The fire well is planned to be located at the water treatment site with an associated storage tank to provide for the necessary firefighting requirements. Locating the fire system centralizes all the systems and reduces the pumping and energy requirements, similar to the water and recycled water systems. The fire system will be independent from the potable water system. The fire system will be designed to meet the requirements of the local fire district. The fire well and storage tank will be constructed with the first building. The fire water distribution system will then be expanded as each new building comes online.

An above ground storage tank will provide for the necessary capacity for fire protection for the project. A looped pipe system and fire hydrant system will provide for the required fire safety requirements for the project. Booster pumps will be required at each building to provide for the required pressure for the interior fire sprinkler systems. The fire well, fire storage tank, and fire system pump station are all anticipated to be located at the potable water treatment site.

c. Wastewater system

The wastewater treatment facility has been located at the lowest elevation within the project. This would allow for a majority of the proposed development to gravity feed to the wastewater treatment facility. The only potential development that will have to pump sewer by force main is the development located north of BBID Irrigation canal. The treated wastewater will be stored in an above ground tank (approximately 2.0 million gallons) and will be the water source for the recycled water landscape irrigation. The centralized location minimizes the pumping requirements for wastewater disposal due to the pipe lengths and reduced head loss which will also reduce energy costs. The central location may also minimize any potential odor issues associated with the wastewater treatment with neighboring properties to the east.

Wastewater will be treated and disposed of onsite and will consist of a wastewater treatment facility, and sludge drying ponds. The project is preparing an application to the regional water board for the treatment of wastewater generated by the project. Once the permit is approved by the reginal board then the project will work with County environmental health department to construct the package treatment facility. The treatment system is a Membrane Bioreactor (MBR) treatment plant. The treatment system will produce Title 22 compliant effluent, recycled water. The wastewater treatment system and effluent storage tank will be constructed with the first building. The wastewater collection system will then be expanded to subsequent buildings as they are constructed.

The wastewater treatment site will also house the recycled water facilities, which include a pump station and above ground storage tank. The location of the wastewater treatment site is shown on Figure 6.15. With the well head treatment anticipated and discussed above, the solids from the wastewater system are minimal and can be recycled and used as fertilizer for the landscaping within the development.

d. Recycled water

The treated wastewater generated by the Project will be treated to the necessary requirements to be used for the landscape irrigation of the site. The project is preparing an application to the regional water board for the disposal of wastewater generated by the project. Once the permit is approved by the reginal board then the project will work with San Joaquin County environmental health department to construct the recycled water distribution system which will be used to irrigate all of the landscaping throughout the project area. The recycled water system will have a storage tank to help equalize the flows between the generation rate of the wastewater treatment system and the irrigation demands. The recycled water system will be fed by the wastewater effluent storage tank. The recycled water distribution system will be expanded as the project's landscaped areas are added.

An on-site "purple pipe" system will be designed and installed to provide the irrigation for the project. The treated wastewater will be stored in an above ground recycled water storage tanks and pumped to irrigate the landscape. The recycled water tank and pump station will be located at the wastewater treatment plant site.

e. Storm Drainage

Detention basins are proposed to serve new development in this specific plan. Though there are several important goals and benefits associated with the incorporation of detention basins as a storm drainage facility component, the primary driving factors that warrant detention basins are limitations in downstream outfalls and discharge capacities and the need to provide significant storm water quality enhancement. New detention basins will provide a significant amount of storage capacity and will provide significant attenuation of peak flows to meter downstream releases of stormwater to reduced rates that are considered to be reasonable, acceptable, and environmentally sound. All proposed detention basins have been sized to accommodate the 100-year 24-hour storm under build-out conditions, considering outflow discharge rates. The surface areas of the proposed detention basins, including access roadways and appurtenant features, range from 1 acre to 2.5 acres.

Detention basin depths have been typically assumed to be eight feet as a general template for most proposed detention basins, including one foot of freeboard above the 100-year water surface elevation. An additional 20% has been added to the surface area of assumed excavation for the detention basins to account for setbacks and provision for vehicular access around them and to the lower areas to facilitate maintenance. A detention basin typical cross-section is shown below. Sizing will be based on Detention Basin section 3-4.05 of the San Joaquin County Improvement Standards published on November 2014.

Storm drainage for the project will consist of a system of inlets, piping, and bio-treatment and detention ponds that will provide for storm water conveyance and treatment. As discussed above, two bio-treatment basins will be located on the northern portion of the project and will provide the treatment of storm water. A system of inlets and piping will discharge into the basin for treatment. A system of pipes will extend to the north and discharge the treated storm water to the detention basins located on the northwest portion of the project. Due to the soil characteristics and percolations rates, the stormwater discharged to these basinswill percolate into the ground. In large storm events, an agreement with BBID will allow for the metered discharge of the storm water from the detention basins to the existing canal bisecting the site. The storm water system will be designed to meet the following goals.

- Assist new development in reducing urban runoff pollution to prevent or minimize water quality impacts.

- Provide standards for developers, design engineers, agency engineers, and planners to use in the selection, design, and implementation of General Site Design Control Measures for Low Impact Design (LID) and appropriate site-specific source and treatment control measures.

- Provide maintenance procedures to ensure that the selected control measures will be maintained to provide effective, long-term pollution control.

Best Management Practices (BMPs) in the Storm Water Quality Control (SWQC) Manual will be implemented in the design of the Project, as appropriate, to reduce the directly connected impervious area and to promote a higher level of storm water quality. Below is a list of BMPs that shall be utilized in the Project Area:

Source Control BMPs

Biofiltration planters and Biofiltration swales for treatment of impervious areas and roof areas.
Efficient irrigation to minimize runoff of excess irrigation water.
Storm Drain Stenciling.
Outdoor Material BMP's.
Covered Trash Enclosures.
Fueling Area BMP's.

Detention basins will be planted with hydroseeded grasses, enhanced with drought tolerant shrubs, and trees planted along the perimeter. Typically the detention basins will be located at the perimeter of the project and have the benefit of adding to the landscape setback while functioning as storm water detention and treatment.

Dry Utilities

Electrical, gas, telephone, and cable service to the Project Area will be supplied by Pacific Gas and Electric Co. (PG&E). Public electric transmission, gas, and distribution utilities on and in proximity to the Project Area are owned and maintained by PG&E. A potential electrical substation maybe necessary to provide electrical services to this project as well as surrounding development. Two locations are shown on the southern portion of this development. The substation would be included as part of the CEQA review and analysis and the entitlement for IPCSP2 and the appropriate approval process would be determined by the County. A variety of cable services providers exist in the surrounding developments. A proposed joint trench system would include telephone, cable TV, possible ancillary fiber system conduits (dark fiber), and conduits and conductors for street lighting and traffic signals.

New distribution conduits and conductors will be placed underground in a joint or common trench. Vaults and boxes placed in the roads or public utility easements, and other equipment, will be pad mounted in lieu of subsurface installation where possible to avoid corrosion and to facilitate safer and less expensive maintenance and operations. The joint or common trench will include gas, phone, fiber optic and cable TV facilities, and such other equipment and facilities as determined by the County.