



PROJECT DESCRIPTION

AIR STOCKTON P24-0163

(as of September 23, 2024)

Project Title:	Air Stockton
Project Area:	\pm 12.42 Acres of 64.78 Acres Industrial \pm TBD Acres of 64.78 Acres Commercial 8606 S. Airport Way Stockton, CA APN 177-050-09
Project Location:	The Project Area is located within the city of Stockton, California. The industrial portion lies south of Little John Creek. The commercial portion lies north of Little John Creek. The parcel is located east of Airport Way and west of the Union Pacific Railroad. It also lies north of French Camp Road.
Annexed:	This parcel of land has already been annexed into the City of Stockton.
General Plan Designation:	This parcel of land has already been designated as Industrial (IL) and Commercial
Zoning Designation:	Industrial (IL) and Commercial
Surrounding Uses:	North – Airport, Industrial Warehouses South – French Camp Road, Agriculture & future Industrial Development West – Airport Way, Industrial Warehouses East – Future Industrial Warehouses, Frontage Road, Highway 99
Past Planning Effort:	Currently, the parcels adjacent to Air Stockton are being entitled for industrial development through the South Stockton Commerce Center (SSCC) plan. Air Stockton was not included in those efforts at that time. The southern portion of Air Stockton will serve as a lighter industrial area occupied by smaller sized tenants while the northern portion of Air Stockton will serve as commercial space.
Project Description:	Air Stockton Industrial Tentative Map will propose multiple (\pm 4) parcels on the \pm 12.42 acres of industrial land. 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 th

environmental review. Based on a FAR of 50%, a maximum of 277,042 square feet of developable space throughout the site could be developed with light industrial type land uses and a maximum of TBD square feet of developable space throughout the site could be developed for commercial land uses.

Table 1, *Air Stockton Land Use Summary*, provides a numeric breakdown of the project components. APN 177-050-09

Circulation:

The project will include dual access to the site. Primary roadway access for the southern industrial portion of the project will be from the newly constructed road built on the south side of the property. Secondary access will also be available from Airport Way. Primary roadway access for the northern commercial portion of the project will be from the newly constructed Commerce Drive which is part of the South Stockton Commerce Center project. Secondary access will also be available from Airport Way.

Utilities:

Sewer will be designed in conjunction to the buildout of the South Stockton Commerce Center which will be served by System 13.

Floodway:

Water detention basin(s) will be designed in conjunction to the buildout of the South Stockton Commerce Center (shared usage).

Table 1, AIR STOCKTON LAND USE SUMMARY	Acreage (Net)	Total Sq. Ft. Per Land Use	Floor Area Ratio	Max Sq. Ft.
Land Use				
Industrial	9.72	423,403	.50	211,701
Commercial	TBD	TBD	.50	TBD
Total			.50	