



Notice of Preparation Environmental Impact Report City of Stockton

Date: MAY 24, 2017

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: David Stagnaro, Planning Manager
City of Stockton
Community Development Department
425 North El Dorado Street
Stockton, CA 95202
(209) 937-8266

Subject: Notice of Preparation of the Draft Environmental Impact Report for the Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements

Lead Agency: City of Stockton Planning and Engineering Division

Project Title: Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements

The City of Stockton (Lead Agency) is preparing a program-level Environmental Impact Report (EIR) for the Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements (project or proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)). This program-level EIR will address the potential environmental impacts associated with implementation of the broad policies included in the proposed project. The EIR will not evaluate detailed, site-specific development projects that may occur in the future under the General Plan; therefore, the analysis will be more qualitative in nature than a project-level EIR. The project details are described below. Additional information regarding the 2040 General Plan Update is available at www.stocktonca.gov/envisionstockton.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. With respect to the views of Responsible and Trustee agencies as to significant environmental issues, the City needs to know the scope and content of the environmental information that is germane to each agency's statutory responsibilities in connection with the proposed project.

A Scoping Meeting will be held on **Thursday, June 8, 2017 at 5:00 p.m.** at the **Jack Silva Conference Room** in the **City of Stockton Permit Center**, located at 345 N. El Dorado Street in Stockton. At the Scoping Meeting, the City will inform the public and interested agencies about the proposed project and solicit public comment on the scope of the environmental issues to be addressed in the EIR.

Comments on the NOP are due no later than the close of the 30-day review period at 5:00 p.m. on Friday, June 23, 2017. Please send your written comments to David Stagnaro, City of Stockton, at the address shown above or email to David.Stagnaro@stocktonca.gov with "Envision Stockton EIR" as the subject. Public Agencies providing comments are asked to include a contact person for the agency.

Project Location

As shown on Figure 1, Stockton is located east of the San Francisco Bay area near the center of San Joaquin County; nearby cities include Manteca, Tracy, and Lodi. Regional access is provided via Interstate 5 and State Route 99. The EIR Study Area for the 2040 General Plan Update is defined by the current Sphere of Influence (SOI), which is shown on Figure 1. The current SOI encompasses 115 square miles of incorporated and unincorporated land that the City may annex in the future.

Project Description

The City of Stockton is preparing a comprehensive update to its existing General Plan. The Update is expected to be completed in 2018 and will guide the city's development and conservation through 2040. The project also includes the preparation of Utility Master Plan Supplements (UMPS). The UMPS will consist of separate documents that will identify needed improvements to water, wastewater, and storm drainage facilities to serve anticipated development under the updated General Plan.

State law requires that the General Plan contain seven elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation. The content of these elements is outlined in the California Government Code Section 65300. In addition to the State-mandated content, the proposed project will also address economic development, community design, public facilities and services, recreation, and health, among other topics.

The 2040 General Plan Update will include revisions to the policies of the existing General Plan and consider changes to land use designations within the EIR Study Area where change or enhancement of existing uses is desired through 2040. As shown in Figure 2, the draft revisions to the General Plan land use map will shrink the possible future footprint of the city by changing areas currently designated "Village," which allows a variety of urban uses, to Open Space/Agriculture, including within the Delta Secondary Zone, where development is subject to Delta Protection Commission review. The City's Housing Element was recently updated and adopted by the City Council on April 12, 2016, and is not included as part of the proposed project.

As described above, the Study Area for the proposed project is defined by the current SOI boundary. As shown on Figure 1, the project also identifies a Planning Area boundary, which, at approximately 191 square miles, is larger than the SOI. While the Planning Area does not give the City any regulatory power over the land, it signals to the County and to other nearby local and regional authorities that Stockton recognizes that development within this area may have an impact on the future of the city.

The overall purpose of the 2040 General Plan Update is to create a policy framework that articulates a vision for the city's long-term physical form and development, while preserving and enhancing the quality of life for Stockton's residents. The key components of this project will include broad community goals for the future of Stockton and specific policies and actions that will help meet the goals.

Probable Environmental Impacts of the Project

The program-level EIR will evaluate the range of environmental impacts that could result from adoption and implementation of the proposed 2040 General Plan Update and UMPS. Below is a list of environmental topics that will be examined in the proposed 2040 General Plan Update and UMPS.

- Aesthetics
- Agriculture and Forestry Resources
- Land Use and Planning
- Mineral Resources

- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality

- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Utilities and Service Systems

Attachments:

Figure 1: Regional and Vicinity Map

Figure 2: Proposed Urban to Open Space Land Use Changes

Date: 5/19/17

Signature: 

Title: Planning Manager

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements

Lead Agency: City of Stockton Planning and Engineering Division

Contact Person: David Stagnaro

Mailing Address: 425 N El Dorado St.

Phone: (209) 937-8266

City: Stockton

Zip: 95202

County: San Joaquin

Project Location: County: San Joaquin

City/Nearest Community: Stockton

Cross Streets: n/a

Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: n/a

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-5, SR-99, SR-88, SR-12

Waterways: San Joaquin River, Calaveras River, San Joaquin Delta

Airports: Stockton Metro, Kingdon, Log

Railways: UPRR, BNSF

Schools: Various

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Utility Master Plan</u> |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input checked="" type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input checked="" type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Various

Project Description: *(please use a separate page if necessary)*

The City of Stockton is preparing a comprehensive update to its existing General Plan. The Update is expected to be completed in 2018 and will guide the city's development and conservation through 2040. The project also includes the preparation of Utility Master Plan Supplements (UMPS). The UMPS will consist of separate documents that will identify needed improvements to water, wastewater, and storm drainage facilities to serve anticipated development under the updated General Plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".


- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #10 | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input checked="" type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #2 & 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Delta Stewardship Council</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

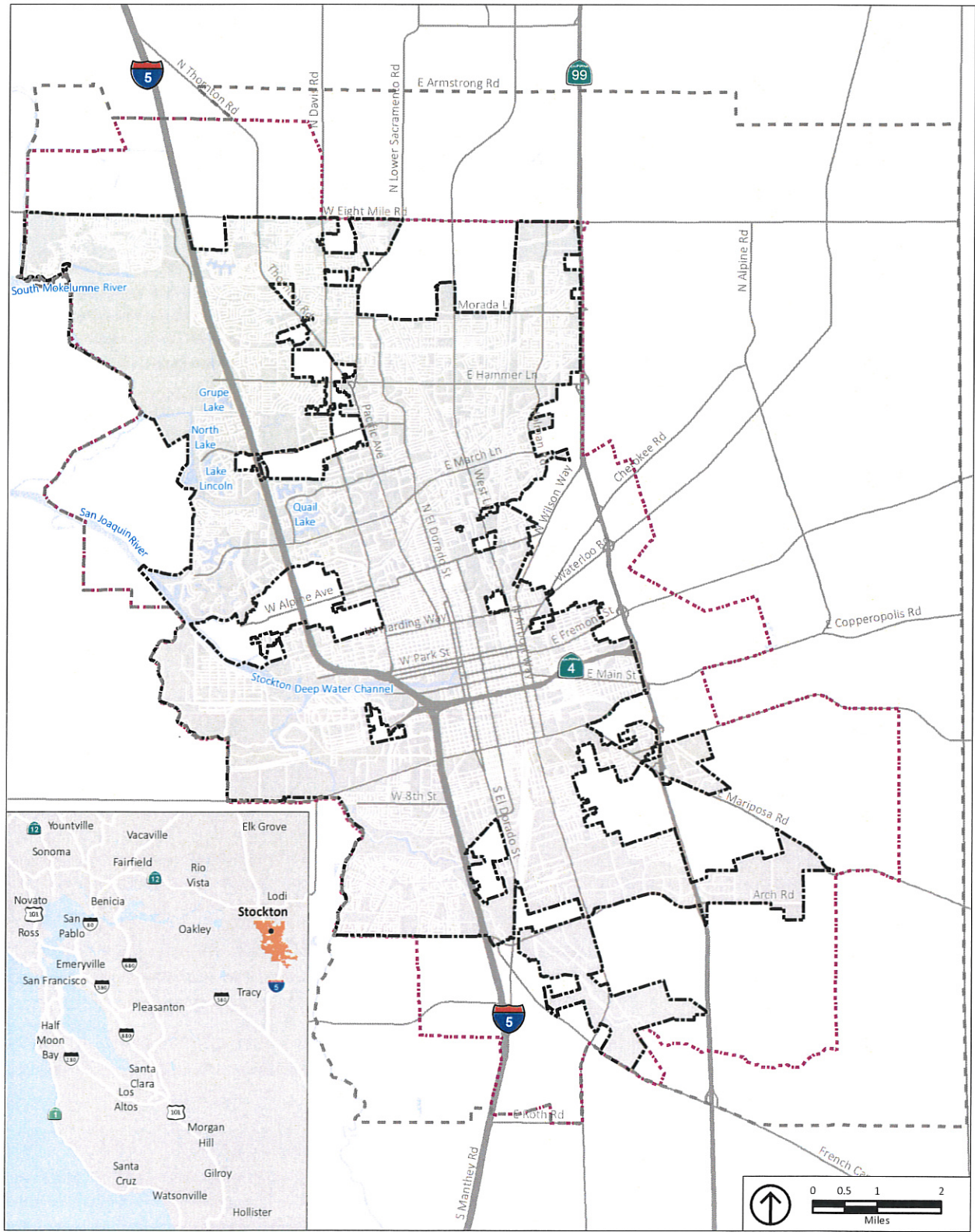
Starting Date 5/24/17 Ending Date 6/23/17

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>City of Stockton</u>
Address: <u>1625 Shattuck Ave., Suite 300</u>	Address: <u>425 N El Dorado Street</u>
City/State/Zip: <u>Berkeley, CA 94709</u>	City/State/Zip: <u>Stockton, CA 95202</u>
Contact: <u>Tanya Sundberg</u>	Phone: <u>(209) 937-8266</u>
Phone: <u>510-848-3815</u>	

Signature of Lead Agency Representative:  Date: 5/19/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Source: City of Stockton, 2016; Placeworks, 2017.




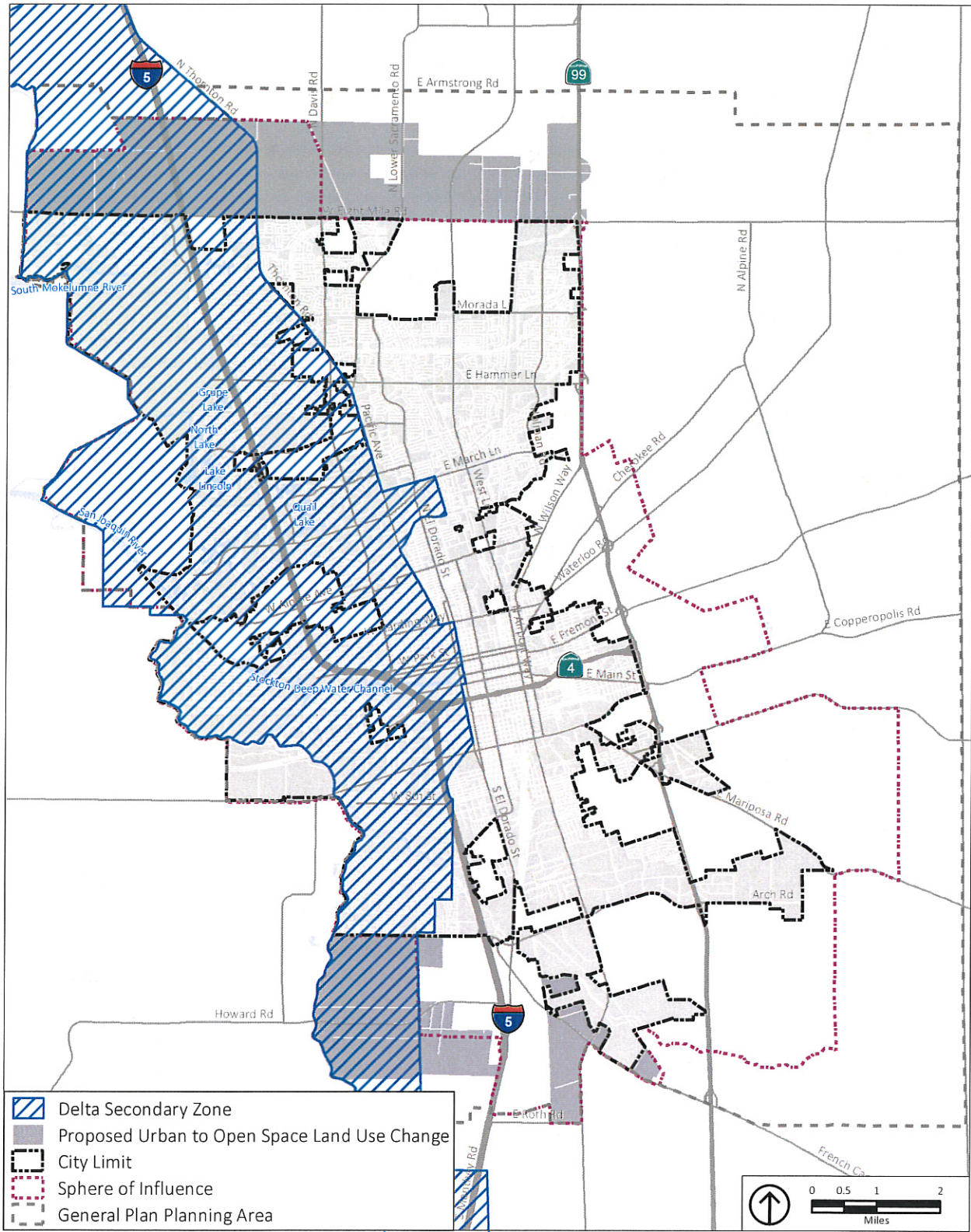
-  City Limit
-  Sphere of Influence
-  General Plan Planning Area

Figure 1
Regional and Vicinity Map



Source: City of Stockton, 2016; Placeworks, 2017.

Figure 2
Proposed Urban to Open Space Land Use Changes