



Notice of Availability of the Draft Environmental Impact Report City of Stockton

Date: JUNE 26, 2018
Subject: Notice of Availability (NOA) 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
State Clearinghouse No.: 2017052062
Project Location: City of Stockton

The City of Stockton (Lead Agency) prepared 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 addressed the potential environmental impacts associated with implementation of the broad policies included in the proposed project. The EIR does not evaluate detailed, site-specific development projects that may occur in the future under the General Plan; therefore, the analysis is more qualitative in nature than a project-level EIR.

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, Lathrop, 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 nine elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, Conservation, Air Quality, and Environmental Justice. 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. 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.

Draft Environmental Impact Report

The Draft EIR prepared for the project identifies less than significant effects in the following categories: Aesthetics; Biological Resources; Cultural and Tribal Cultural Resources; Geology, Soils, Seismicity, and Mineral Resources; Hazards and Hazardous Materials; Land Use and Planning; Public Services and Recreation; and Utilities and Service Systems. The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following category: Hydrology and Water Quality. The Draft EIR identifies potential significant effects that are significant and unavoidable in the following categories: Agricultural and Forestry Services, Air Quality, Greenhouse Gas Emissions, Noise, Population and Housing, and Transportation and Traffic.

The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous materials sites are present at the location. As discussed in Chapter 4.8, Hazards and Hazardous Materials, of the Draft EIR, there are several locations within the Study Area that are included in a list prepared under Government Code Section 65962.5.

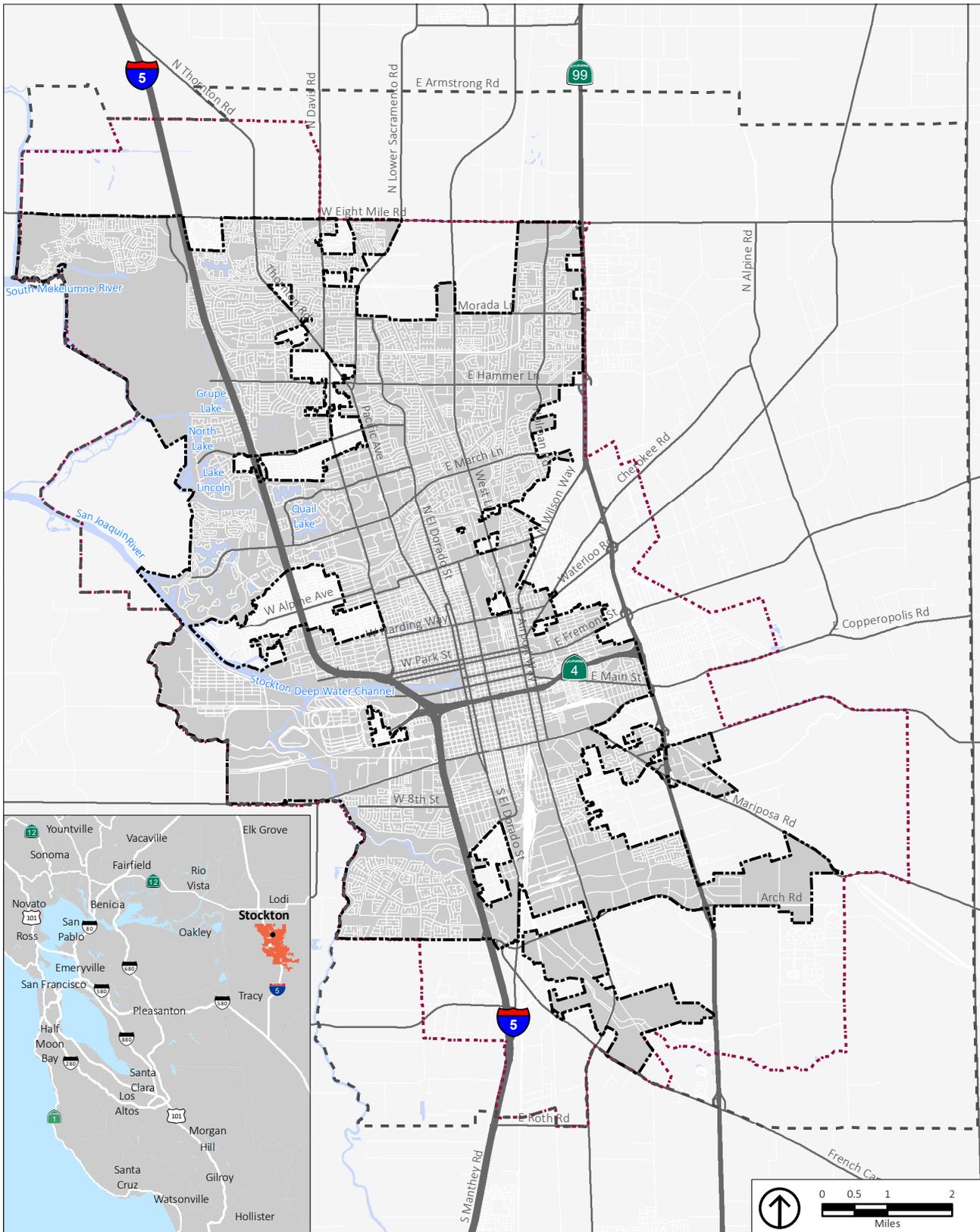
The 45-day public review period for the Draft EIR will start on Tuesday, June 26, 2018 and end on Friday, August 10, 2018. Copies of the Draft EIR will be on file for public review as of Tuesday, June 26, 2018 at the City of Stockton Community Development Department (345 North El Dorado Street, Stockton, CA 95202), as well as the "Envision Stockton" website at www.stocktonca.gov/envisionstockton or www.stocktonca.gov/generalplan. Comments on the Draft EIR are due no later than the close of the 45-day public review period at 5:00 p.m. on Friday, August 10, 2018. Please submit your written comments to David Stagnaro, Planning Manager, at the City of Stockton Community Development Department, 425 North El Dorado Street, Stockton, CA 95202, or email to David.Stagnaro@stocktonca.gov with "Envision Stockton EIR" as the subject. Additional community workshops and meetings will be held to review the Draft EIR and the Envision Stockton 2040 General Plan Update in July. Workshop and meeting details will be posted to the City's website at www.stockton.gov/envisionstockton or www.stocktonca.gov/generalplan.

A public hearing to receive comments on the adequacy of the Draft EIR will be held before the Planning Commission on August 2, 2018 at 5:30 p.m., in the City Council Chambers (425 N. El Dorado Street, 2nd Floor, Stockton, CA 95202).

Date: 6/21/18

Signature: 

David Stagnaro, Planning Manager



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

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

Figure 1
Regional and Vicinity Map