

CITY OF STOCKTON
NOTICE OF PREPARATION

August 20, 2018

From: Lead Agency
City of Stockton
Community Development Department
425 N. El Dorado Street
Stockton, CA 95202

SUBJECT: **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT PURSUANT TO PUB. RES. CODE SEC. 21080.4 AND CAL. CODE OF REGULATIONS TITLE 14, SEC 15082(a) FOR THE CARMAX AUTO SUPERSTORE PROJECT**

The City of Stockton Community Development Department will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project.

The project description, location, and the probable environmental effects are contained in the attached materials. An Initial Study will not be relied upon to identify potential significant effects and to narrow the scope of the EIR.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. We respectfully request that you return your comments to the above-noted Lead Agency address **by 5:00 p.m. on September 20, 2018**. If no comments are received by the date indicated, it will be assumed that the document is acceptable.

If you have any questions regarding this matter, please contact Assistant Planner Kanoa Kelly at (209) 937-7564. The digital version of this notice with all associated figures is available at www.Stocktonca.gov/EIR

PROJECT TITLE: CarMax Auto Superstore Project

EIR FILE #: P17-0551

DISCRETIONARY APPLICATION NO: P17-0551, for Annexation, Rezoning, Land Development Permit, and Design Review.

APPLICANT: CarMax Auto Superstores, Inc.

PROJECT DESCRIPTION/LOCATION: The project is located at the southwest corner of the intersection of East Hammer Lane and Maranatha Drive, Stockton, California on Assessor's Parcel Number (APN) 130-030-12. The project includes the development of a car sales and service facility on a 7.2-acre portion of APN 130-030-12. The project will require San Joaquin LAFCO approval of annexation to the City, and City of Stockton approvals of Rezoning, Land Development Permit, Design Review, and associated street and utility improvements. The proposed annexation also includes: (a) the abutting East Hammer Lane (along the project frontage to centerline) and abutting Maranatha Drive from its intersection with East Hammer Lane to the eastern boundary of APN 130-030-12; and (b) the 3.3-acre balance of APN 130-030-12, which is also proposed to be rezoned for commercial development by the City of Stockton. Refer to Attachment A for more information.

DAVID KWONG, DIRECTOR
STOCKTON COMMUNITY DEVELOPMENT DEPARTMENT

By: 
Kanoa Kelley, Assistant Planner

Date: August 20, 2018

Attachment A

Notice of Preparation, Environmental Impact Report

CarMax Auto Superstore Project

A.1 Project Location

The project site is located at the southwest corner of the existing intersection of Hammer Lane and Maranatha Drive in the northeast portion of the Stockton metropolitan area. The project site abuts the City limits and is currently in the San Joaquin County unincorporated area. The project site is assigned Assessor's Parcel Number (APN) 130-030-12. See Figures 1 through 3 for the specific project location.

A.2 Project Background

The project site contained a residence until the early 1980s and a walnut orchard through the mid-2000s. The site is currently vacant. Commercial uses along East Hammer Lane have developed progressively from the Union Pacific Railroad east toward SR 99 from the 1980s through the present. The project site is adjacent to existing commercial retail development on the west.

On February 27, 2018, the City published an Initial Study/Mitigated Negative Declaration (IS/MND) for a similar project. Subsequently, on July 27, 2018, the City received a new application for a revised project. The revised project will be evaluated in an Environmental Impact Report (EIR), and the prior IS/MND will not be considered further by the City.

A.3 Project Objectives

The primary objective of the project is the construction and operation of a retail commercial facility providing automobile sales and related services. The project would provide an additional vehicle purchase option for local residents, create employment opportunities, and generate additional revenue for the City. Several other auto dealerships are located in the northeast Stockton area.

A.4 Project Details

Annexation

The project includes the annexation of approximately 10.5 acres of private land and the abutting street right-of-way into the City of Stockton (Figure 4). The annexation area includes: (a) the proposed CarMax site (7.2 acres); (b) the abutting balance of APN 130-030-12 (3.3 acres) to be used for future commercial development; (c) the abutting East Hammer Lane (along the project frontage to centerline); and (d) the abutting Maranatha Drive from its intersection with East Hammer Lane to the eastern boundary of APN 130-030-12. City action related to the proposed annexation would be to approve submittal of

an annexation application to the San Joaquin Local Agency Formation Commission (LAFCO). The LAFCO would be responsible for approval of the annexation.

Prezone

The project includes a request that the City prezone APN 130-030-12 to CG - Commercial General. Prezoning would require a recommendation for approval from the Stockton Planning Commission and final approval by the City Council. Prezoning would take effect upon annexation of the site.

Land Development Permit, Design Review

In conjunction with the annexation and prezone approval requests, the City will also consider development plans for the CarMax facility under a Land Development Permit (Stockton Development Code Chapter 16.136) and Design Review (Stockton Development Code Chapter 16.120).

Project Site Plan

CarMax Site

The project proposes development of a CarMax dealership on 7.2 acres of the project site. The dealership would consist of a sales building, a vehicle staging and service area, employee and customer parking and an outdoor vehicle sales display area; a total of 18,824 square feet of buildings are proposed (Figure 5).

The project includes a total of 527 parking spaces for customer and employee parking. Vehicle access to the site would be from two new driveways along Maranatha Drive. External pedestrian access to the site would be provided from an existing sidewalk on Hammer Lane along the northern border of the project. The project would include the construction of new sidewalk, curb and gutter along the west side of Maranatha Drive, which will also provide external pedestrian access.

Utility service, including sewer, water and storm drainage, would be provided by the City of Stockton from existing in-street lines near the site. Electrical, gas and communication utilities would be extended to the site from existing facilities along Hammer Lane. The site perimeter would be enclosed by a steel guard rail on wooden posts. An above-ground fuel storage/dispensing facility would be located in the southeast corner of the staging/service area. The perimeter area would be landscaped with trees, shrubs and other vegetation.

Future Commercial Development

The approximate 3.3-acre balance of APN 130-030-12 is not subject to a specific development plan at this time. However, the EIR will evaluate the potential environmental effects of future commercial development under the proposed CG (Commercial General) prezoning designation. The EIR will assume that approximately 27,000 square feet of commercial floor area will be developed, based on a Floor-Area Ratio (FAR) of 0.25, consistent with the underlying General Plan designation of Commercial.

Future Application

Although not included with the current project applications filed with the City, the EIR will consider the potential environmental effects of a potential future Tentative Parcel Map application, which would create the following parcels: the CarMax site (7.2 acres, a portion of APN 130-030-12); the 3.3-acre balance of APN 130-030-12 for future commercial development; and a remainder parcel consisting of APN 130-030-13. The map would also establish the ultimate boundaries of Maranatha Drive. The map would be processed after annexation (as mentioned above) to the City of Stockton. The Tentative Parcel Map would require review and action by the City of Stockton and the County of San Joaquin.

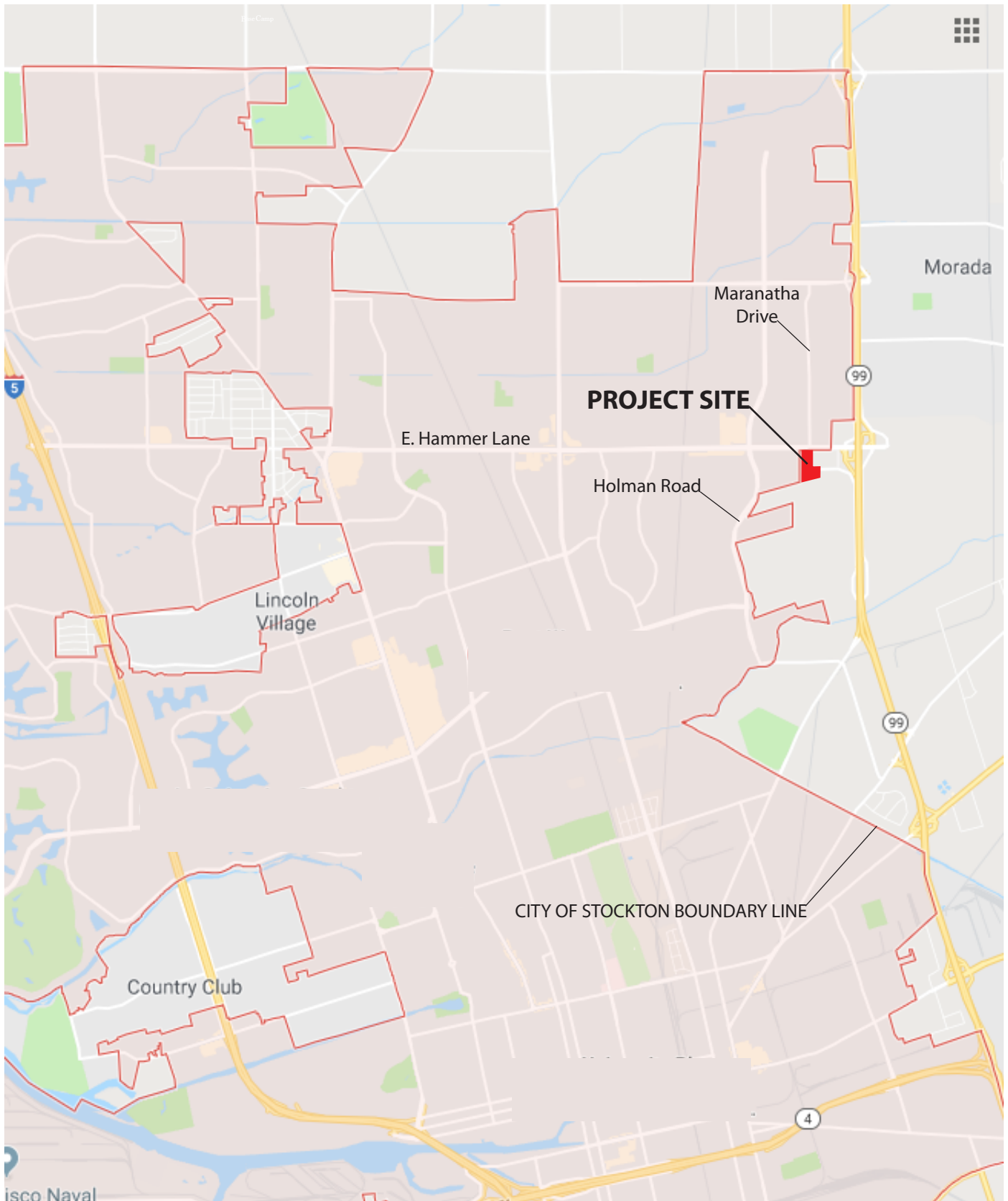
A.5 Issues to be Analyzed in the EIR

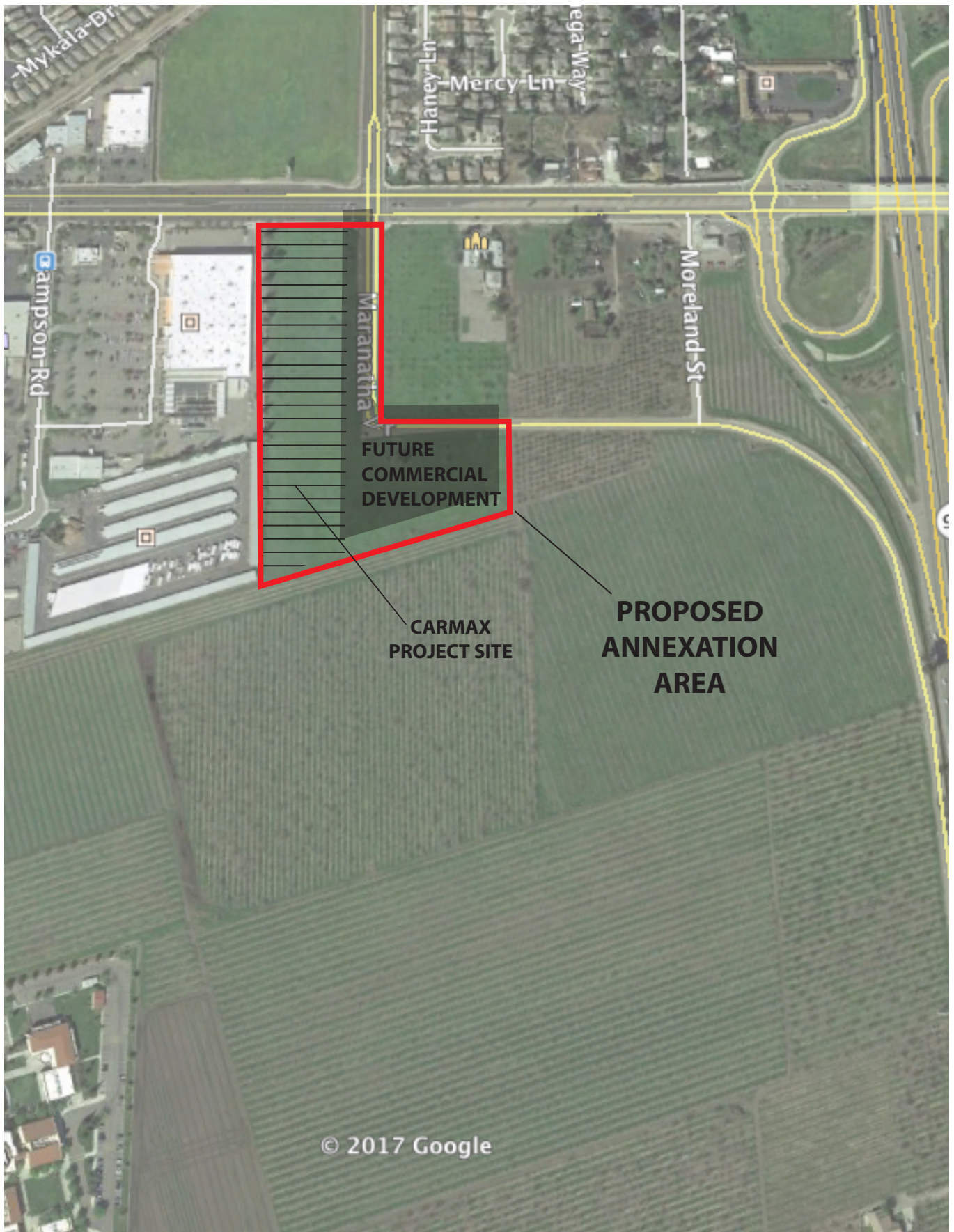
The EIR proposes to analyze probable environmental effects of the project, including development of the CarMax site and the adjoining 3.3 acres for future commercial development, as follows:

- Aesthetics and Visual Resources – Visual character of proposed structures and site improvements, lighting impacts.
- Agricultural Resources – Conversion of land formerly used for orchards to urban use.
- Air Quality – Construction and operational air pollutant emissions, carbon monoxide concentrations at nearby intersections.
- Biological Resources – Impacts on habitat for special-status and migratory species, removal of “heritage trees”.
- Cultural Resources – Potential impacts on undiscovered historical, archaeological, and/or paleontological resources.
- Geology, Soils, and Mineral Resources – Seismic hazards, soil erosion, suitability of soil for development, impact on accessibility of mineral resources.
- Greenhouse Gas Emissions – Construction and operational emissions, consistency with applicable GHG management plans including the Stockton CAP.
- Hazards and Hazardous Materials – Existence of environmental contamination on project site, if any, and use and storage of hazardous materials.
- Hydrology and Water Quality – Surface and groundwater impacts, storm water runoff amount and quality, potential flood hazard.
- Land Use – Consistency with applicable land use plans and ordinances.
- Noise – Construction and operational noise levels and impacts on nearby land uses.

- Population and Housing – Impacts on population growth and housing needs.
- Public Services and Recreation – New or expanded facilities required for agencies responsible for fire protection, police protection, schools, parks, and recreation.
- Transportation – Generation of traffic and impact on traffic flow in streets and intersections in area, creation of traffic hazards, accessibility of alternative travel modes.
- Tribal Cultural Resources – Potential impacts on resources of importance to local tribes.
- Utilities and Service Systems – Environmental impacts of any necessary extension of water, wastewater, storm drainage, solid waste, and other services.

Based on comments received in response to this Notice of Preparation (NOP), the EIR may be revised or expanded to conform to responses to the NOP.



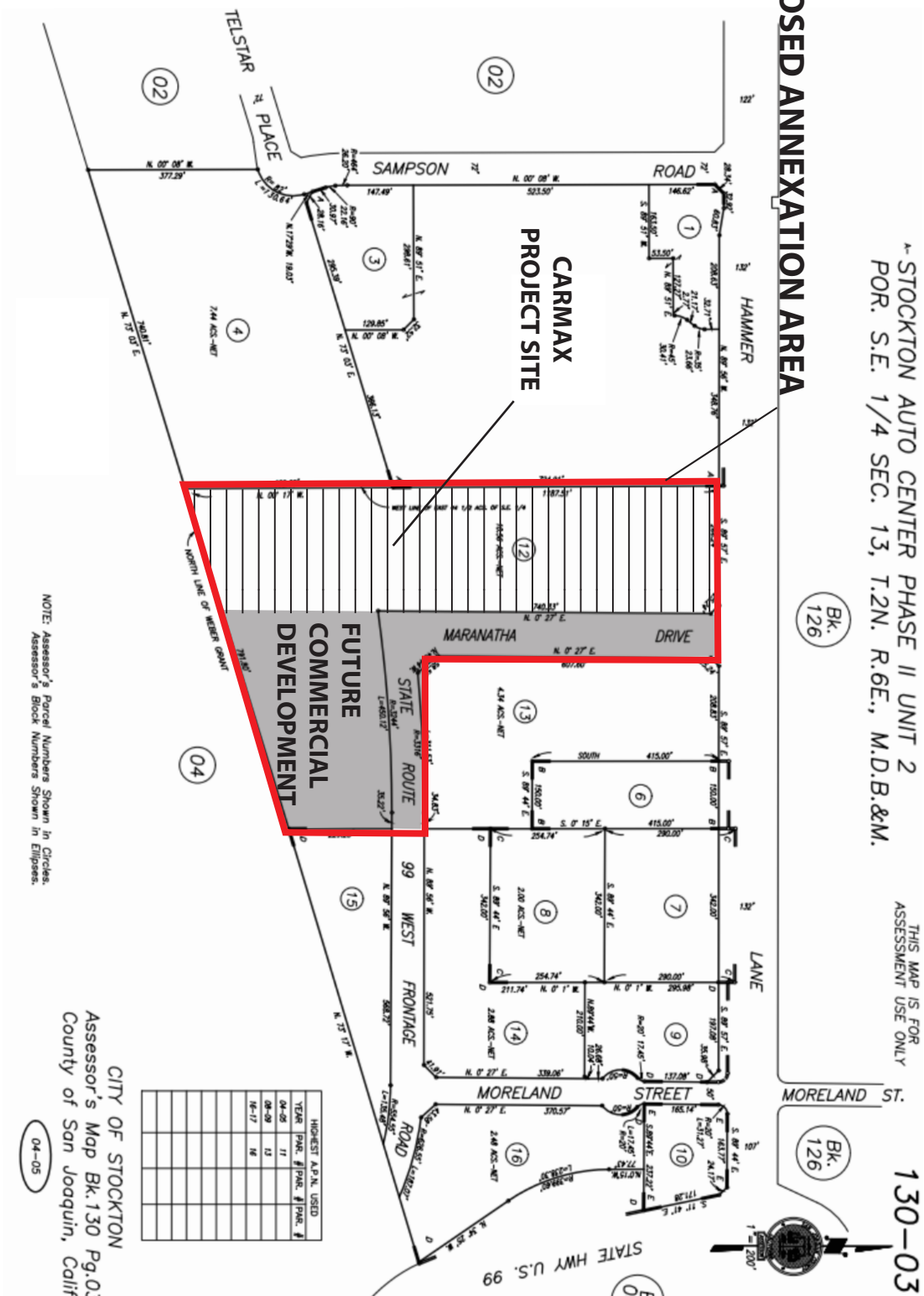


STOCKTON AUTO CENTER PHASE II UNIT 2
 POR. S.E. 1/4 SEC. 13, T.2N. R.6E., M.D.B.&M.

THIS MAP IS FOR
 ASSESSMENT USE ONLY

130-03

PROPOSED ANNEXATION AREA



NOTE: Assessor's Parcel Numbers Shown in Circles.
 Assessor's Block Numbers Shown in Ellipses.

CITY OF STOCKTON
 Assessor's Map Bk. 130 Pg. 03
 County of San Joaquin, Calif.

04-05

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