

*CITY OF STOCKTON*  
FINAL INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION

FOR THE  
  
ELDERBERRY RESIDENTIAL  
PROJECT  
Stockton, CA

City of Stockton  
Project File No: P18-0146

August 2019

Prepared for:

CITY OF STOCKTON  
Community Development Department  
345 N. El Dorado Street  
Stockton, CA 95202  
209-937-8266



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Prepared by:

BASECAMP ENVIRONMENTAL, INC.  
115 S. School Street, Suite 14  
Lodi, CA 95240  
209-224-8213

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## 1.0 INTRODUCTION TO FINAL IS/MND

The proposed Elderberry Residential project site is located on vacant land located within the City of Stockton, west of Lower Sacramento Road, south of Eight Mile Road and north and south of the future Villa Point Drive alignment. The project site includes approximately 17.8 acres of land. The project and its general location are shown on the following Figures 1 through 4.

A proposed Tentative Subdivision Map and Planned Development Plan provide for subdivision of the southern 6.65 acres of the site into a gated low-density residential community, which would be age-restricted for persons 55 years of age and older. A total of 42 lots ranging from 3,500 sq. ft. to 7,500 sq. ft. in size would be created. Proposed front yard setbacks would be 18 feet and 20 feet, and side yards would be one foot and four feet, on adjacent lots. Each lot would have minimum 10-foot rear yard setbacks.

The overall residential community also includes an entry area and private street access (Lot A), a community center (Lot B), a common open space area (Lot D), and a non-exclusive access lot (Lot E). Lot C, located south of the proposed residential development, hosts an existing cell tower. No new development is proposed for Lot C.

Villa Point Drive would be extended eastward from its existing terminus to Lower Sacramento Road as a part of the project; the extension would provide access for the proposed residential project as well as for future high-density residential development north of the site. High-density residential development in this area is an allowable use in the existing Residential, High Density zone and is permitted “by right” as provided in the Stockton Municipal Code. Future high-density residential development is not addressed in this IS/MND.

The project would dedicate approximately 1.01 acres of land along the west side of Lower Sacramento Road to the City of Stockton for proposed and future street improvements. Extension of Villa Point Drive will include the installation of City wastewater, potable water and storm drain facilities, and installation of power, phone, gas and other regulated utilities to serve the proposed residential subdivision.

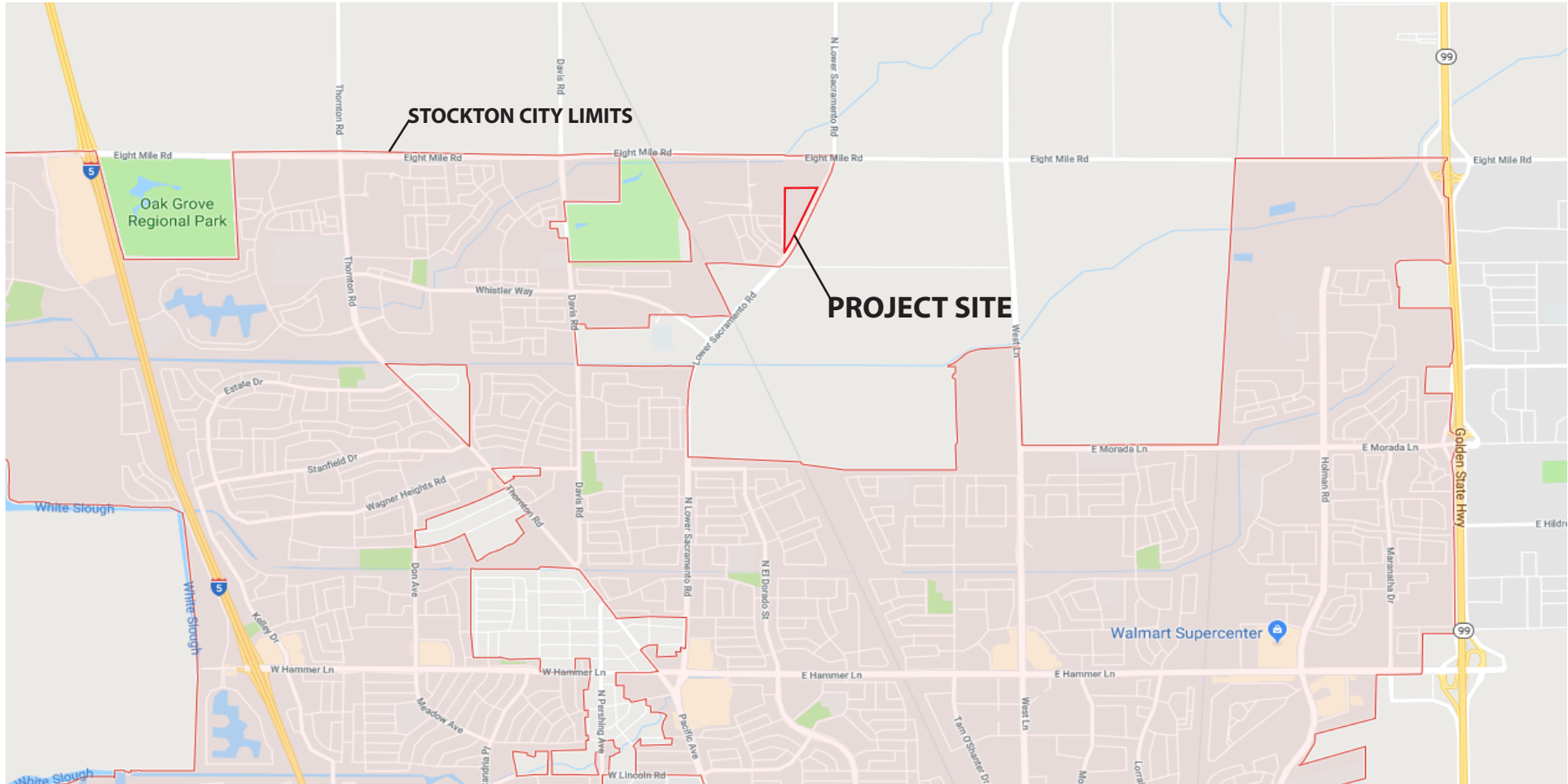
The project is subject to the California Environmental Quality Act. The City of Stockton prepared an Initial Study and proposed Mitigated Negative Declaration for the project (Draft IS/MND), which was circulated for public and agency review during a 20-day comment period extending from July 12, 2019, until July 31, 2019. Copies of the public review legal notices and transmittal documents are shown in Appendix A. The Draft IS/MND is available for public review at the Stockton Department of Community Development at 345 N El Dorado Street, Stockton, CA 95202 or online at:

<http://www.stocktongov.com/government/departments/communityDevelopment/cdPlanEnv.html>

This document is the Final Initial Study/Mitigated Negative Declaration (Final IS/MND) for the project. The Final IS/MND includes the Draft IS/MND by this reference. The Draft IS/MND is available for review as described above. The Final IS/MND contains a summary of the environmental effects of the project (Section 2.0). A list of any public or agency comments received and the City's responses to the comments received, are shown in Section 3.0. The Errata (Section 4.0) shows any revisions to the Draft IS/MND needed to respond to public and agency comments as well as any other changes and corrections to the document identified by City staff.

The Final IS/MND, when combined with the Draft IS/MND, constitutes the complete environmental review document for the Elderberry Residential Project. The Final IS/MND will be considered by the City of Stockton Planning Commission before the Commission makes its decision on the project. The project is scheduled for consideration by the Planning Commission on September 12, 2019.





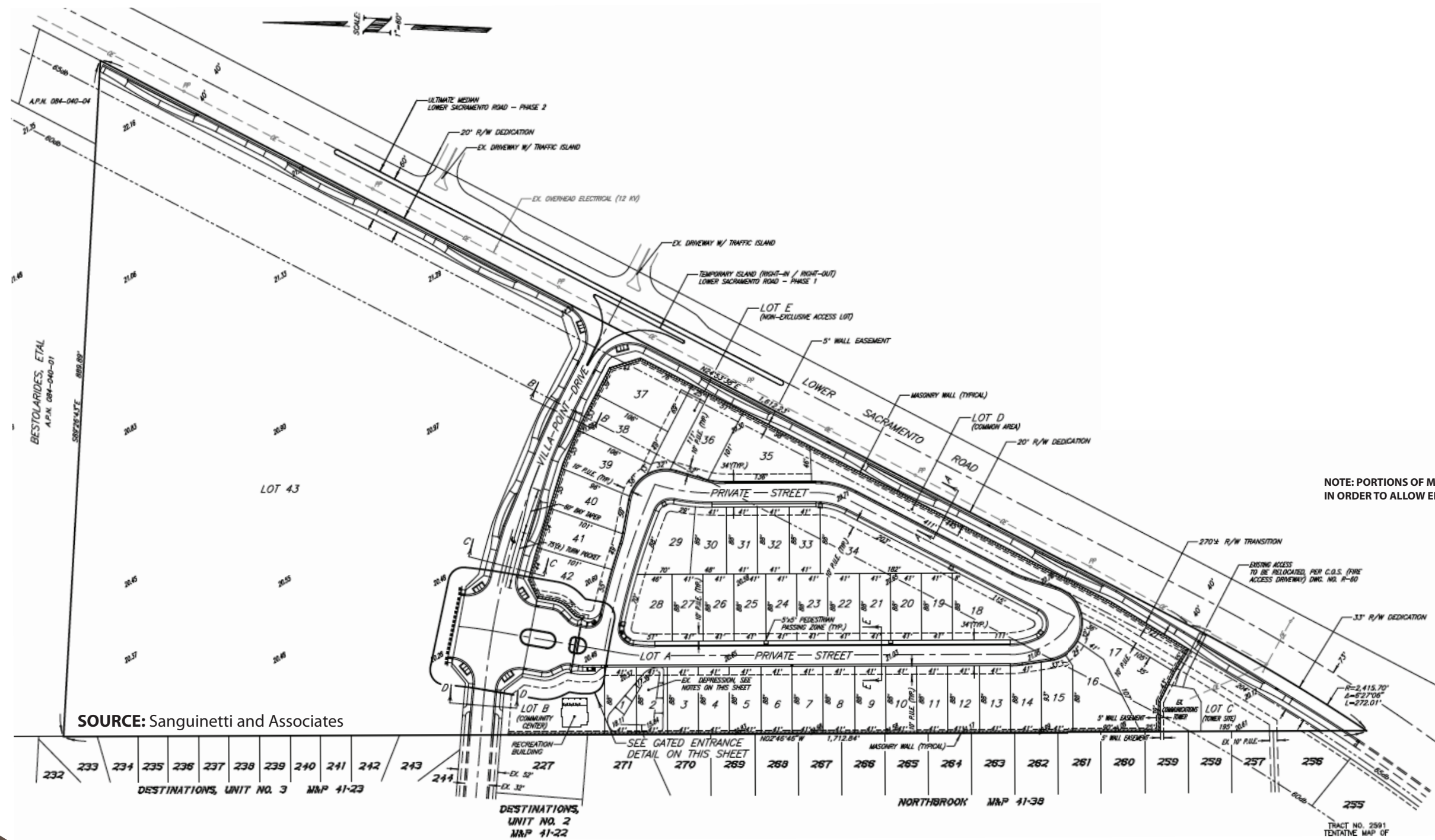
SOURCE: Google Maps





SOURCE: Google Maps





## 2.0 SUMMARY TABLE

The following pages contain Table 2-1, Summary of Environmental Impacts and Mitigation Measures for the proposed project. The table is drawn from the Draft IS/MND; there have been no changes to the potential environmental effects of the project, or mitigation measures required to address significant effects, since the publication of the Draft IS/MND.

The potential environmental impacts of the proposed project are summarized in the left-most column of this table. The level of significance of the impact is indicated in the second column, mitigation measures proposed to minimize the impacts are shown in the third column, and the significance of the impact, after mitigation measures are applied, is shown in the fourth column.

**TABLE 1-1**  
**SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
<b>3.1 AESTHETICS</b>			
a) Scenic Vistas	LS	None required	
b) Scenic Resources	NI	None required	
c) Visual Character and Quality	LS	None required	
d) Light and Glare	LS	None required	
<b>3.2 AGRICULTURE AND FORESTRY RESOURCES</b>			
a) Agricultural Land Conversion	NI	None required	
b) Agricultural Zoning and Williamson Act	NI	None required	
c, d) Forest Land Conversion and Zoning	NI	None required	
e) Indirect Conversion of Farmland and Forest Land	LS	None required	
<b>3.3 AIR QUALITY</b>			
a,b) Air Quality Plan Consistency	LS	None required	
c) Cumulative Emissions	LS	None required	
d) Exposure of Sensitive Receptors	LS	None required	
e) Odors	NI	None required	
<b>3.4 BIOLOGICAL RESOURCES</b>			
a) Effects on Special-Status Species	PS	BIO 1: The owners, developers, or successors in Interest (ODS) shall mitigate for the proportionate loss of potential wildlife habitat from proposed residential development by applying for coverage, paying required fees and implementing Incidental Take Minimization Measures (ITMMs) as required by the adopted San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).	LS
b) Riparian and Other Sensitive Habitats	NI	None required	

**TABLE 1-1**  
**SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
c) Wetlands and Waters of the U.S.	NI	None required	
d) Fish and Wildlife Movement	NI	None required	
e) Local Biological Requirements	NI	None required	
f) Conflict with Habitat Conservation Plans	PS	Implementation of Mitigation Measure BIO-1	LS
<b>3.5 CULTURAL RESOURCES</b>			
a, b) Historical and Archaeological Resources	PS	CULT-1: If any subsurface cultural or paleontological resources are encountered during project construction, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist or paleontologist, as appropriate, can examine these materials and make a determination of their significance. If the resource is determined to be significant, recommendations shall be made on further mitigation measures needed to reduce potential effects on the resource to a level that would be less than significant. Such measures could include 1) preservation in place or 2) excavation, recovery and curation by qualified professionals. The CDD shall be notified of any find, and the ODS shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in a written report to the CDD, consistent with the requirements of the CEQA Guidelines.	LS
c) Paleontological Resources	PS	Implement Mitigation Measure CULT-1	LS
d) Human Burials	PS	CULT-2. Project construction shall comply with the provisions of CEQA Guidelines Section 15064.5(e) regarding the treatment of any human burials encountered, including halting all work in the vicinity of the find and notifying the County Coroner.	LS

**TABLE 1-1**  
**SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
<b>3.6 ENERGY</b>			
a, b) Project Energy Consumption and Consistency with Energy Plans	LS	None required	
<b>3.7 GEOLOGY AND SOILS</b>			
a-1) Fault Rupture Hazards	LS	None required	
a-2, 3) Seismic Hazards	LS	None required	
a-4) Landslides	NI	None required	
b) Soil Erosion	LS	None required	
c) Geologic Instability	NI	None required	
d) Expansive Soils	PS	GEO-1: Prior to approval of public road and utility improvements, a geotechnical study shall be submitted to the City Engineer addressing potential adverse effects related to expansive soils. The Building Department shall review and approve grading plans, improvement plans and building design for private lands. The City Engineer and/or Building Department shall verify the implementation of geotechnical requirements in the field.	LS
e) Adequacy of Soils for Wastewater Disposal	NI	None required	
<b>3.8 GREENHOUSE GAS EMISSIONS</b>			
a, b) GHG Emission Reduction Plans	LS	None required	
<b>3.9 HAZARDS AND HAZARDOUS MATERIALS</b>			
a, b) Hazardous Material Transport, Use and Storage	LS	None required	
c) Hazardous Materials Releases Near Schools	NI	None required	
d) Hazardous Materials Sites	NI	None required	
e, f) Airport and Airstrip Operations	LS	None required	
g) Emergency Response and Evacuation	LS	None required	

**TABLE 1-1**  
**SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
h) Wildland Fire Hazards	LS	None required	
<b>3.10 HYDROLOGY AND WATER QUALITY</b>			
a, f) Surface Waters and Water Quality	LS	None required	
b) Groundwater Supplies	LS	None required	
c, d, e) Drainage Patterns and Runoff	LS	None required	
g, h) Residences and Other Structures in 100-Year Flooding Hazards	LS	None required	
i) Other Flooding Hazards	LS	None required	
j) Seiche, Tsunami and Mudflow Hazards	NI	None required	
<b>3.11 LAND USE AND PLANNING</b>			
a) Division of Established Communities	NI	None required	
b) Conflict with Applicable Plans, Policies and Regulations	LS	None required	
c) Conflict with Habitat Conservation Plans	NI	None required	
<b>3.12 MINERAL RESOURCES</b>			
a, b) Availability of Mineral Resources	NI	None required	
<b>3.13 NOISE</b>			
a) Exposure to Noise Exceeding Local Standards	PS	NOISE-1: Site and building plans for any two-story or taller homes located along the eastern boundaries of the project site shall be reviewed by a qualified acoustical professional to ensure that City outdoor and indoor noise standards are met.  NOISE-2: Air conditioning or other suitable mechanical ventilation shall be provided in all residential units to allow all residents to close windows and doors to reduce noise levels.	LS
b) Exposure to Groundborne Noise	NI	None required	
c) Permanent Increase in Ambient Noise	LS	None required	



**TABLE 1-1**  
**SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
d) Temporary or Periodic Increase in Ambient Noise	PS	NOISE-3: Temporary noise impacts resulting from project construction shall be minimized by restricting hours of operation by noise-generating equipment to 7:00 a.m. to 10:00 p.m. Monday through Friday, and to 7:00 a.m. to 6:00 p.m. on Saturday and Sunday when such equipment is to be used near noise-sensitive land uses, and by requiring residential type mufflers where applicable.	LS
e, f) Public Airport and Private Airstrip Operations	LS	None required	
<b>3.14 POPULATION AND HOUSING</b>			
a) Population Growth Inducement	LS	None required	
b, c) Displacement of Housing or People	NI	None required	
<b>3.15 PUBLIC SERVICES</b>			
a) Fire Protection	LS	None required	
b) Police Protection	PS	SERV-1: The ODS shall coordinate with the Stockton Police Department as required during City review of site improvement and building plans to establish adequate security and visibility of the construction site.	LS
c) Schools	NI	None required	
d, e) Parks and Other Public Facilities	LS/NI	None required	
<b>3.16 RECREATION</b>			
a, b) Recreational Facilities	LS	None required	
<b>3.17 TRANSPORTATION/TRAFFIC</b>			
a) Consistency with Applicable Plans, Ordinances and Policies	LS	None required	
b) Conflict with Congestion Management Program	LS	None required	
c) Air Traffic Patterns	NI	None required	

**TABLE 1-1**  
**SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
d) Traffic Hazards	LS	None required	
e) Emergency Access	LS	None required	
f) Conflict with Non-vehicular Transportation Plans	LS	None required	
<b>3.18 TRIBAL CULTURAL RESOURCES</b>			
a, b) Tribal Cultural Resources	PS	<p>TCR-1: Mitigation Measures CULT-1 and CULT-1 shall also be implemented to address potentially significant effects relating to Tribal Cultural Resources.</p> <p>TCR-2: If potential Tribal Cultural Resources are discovered during construction activities, work shall immediately cease within 100 feet of the find, and the ODS shall: (a) notify the City of Stockton and United Auburn Indian Community; and (b) retain a qualified cultural resources specialist to assess the significance of the find. If the discovery concerns human remains, Mitigation Measure CULT-2 shall apply</p> <p>TCR-3: The assessment required by Mitigation Measure TCR-2 shall include full participation by the United Auburn Indian Community including, but not limited to, the tribe's ability to observe and participate in all on-site data-gathering activities.</p> <p>TCR-4: If the City of Stockton determines that a Tribal Cultural Resources are present and that the project would result a substantial adverse change to them, it shall consult the United Auburn Indian Community on appropriate mitigation measures. Said consultation shall include, but not be limited, consideration of those mitigation measures listed at CEQA §21084.3. The ODS shall, in turn, implement those measures to the satisfaction of the City of Stockton.</p>	LS

**TABLE 1-1**  
**SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
<b>3.19 UTILITIES AND SERVICE SYSTEMS</b>			
a, e) Wastewater Systems	LS	None required	
b, d) Water Systems and Supply	LS	None required	
c) Stormwater Systems	LS	None required	
f, g) Solid Waste Services	LS	None required	
<b>3.20 WILDFIRE</b>			
a) Emergency Response and Emergency Evacuation Plans	LS	None required	
b) Exposure of Project Occupants to Pollutants	LS	None required	
c) Installation and Maintenance of Infrastructure	LS	None required	
d) Risks from Runoff, Post-Fire Slope Instability, or Drainage Changes	LS	None required	
<b>3.21 MANDATORY FINDINGS OF SIGNIFICANCE</b>			
a) Findings on Biological and Cultural Resources	PS	Implement mitigation measures in Sections 3.4 and 3.5 above.	LS
b) Findings on Individually Limited but Cumulatively Considerable Impacts	LS	None required	
c) Findings on Adverse Effects on Human Beings.	LS	None required	

### 3.0 COMMENTS ON THE ENVIRONMENTAL DOCUMENT AND LEAD AGENCY RESPONSES TO COMMENTS

The City of Stockton received one comment letter regarding the Draft (IS/MND) for the Elderberry Residential Project, from the San Joaquin Council of Governments (SJCOG). The comment letter and the City's response to the comment are shown on the following pages.

The SJCOG comment repeated information included in the Public Review Draft IS//MND and did not involve any substantive issues or concerns related to the project or its environmental impacts. As a result, no revisions to the IS/MND are required, and recirculation of the document is not necessary.



## SJCOG, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

*San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)*

### SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

**To:** Jenny Liaw, City of Stockton, Community Development Department

**From:** Laurel Boyd, SJCOG, Inc.

**Date:** August 9, 2019

**-Local Jurisdiction Project Title:** Elderberry Residential Project

**Assessor Parcel Number(s):** 198-210-14, -19, -21

**Local Jurisdiction Project Number:** GPA-18-22, REZ-18-23

**Total Acres to be converted from Open Space Use:** Unknown

**Habitat Types to be Disturbed:** Urban Habitat Land

**Species Impact Findings:** Findings to be determined by SJMSCP biologist.

Dear Ms. Liaw:

SJCOG, Inc. has reviewed the project referral for the Elderberry Residential Project. This project consists of: a) tentative map to subdivide a 17.8 acre site into 43 residential lots and five (5) non-residential lots for an entry/private street/non-exclusive access, common open space area, community center, and existing cell tower site; b) Planned Development Permit to develop the southern 6.6 acres of the overall site (south of Villa Point Drive) into a gated senior single-family residential community with recreational center, common open space, and private street; and c) Design Review for single-story single family homes. The project is located at 10789 Lower Sacramento Road (APN 084-040-05, -07, 08).

The City of Stockton is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

***This Project is subject to the SJMSCP.*** This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sicog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- ☐ Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- ☐ SJMSCP Incidental take Minimization Measures and mitigation requirement:
  1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
  2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
  3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
    - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
    - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
    - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
    - d. Purchase approved mitigation bank credits.
  4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
    - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or

COMMENT NO. 1  
SJCOG, INC

- b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
- c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

□ Receive your Certificate of Payment and release the required permit

*It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.*

If you have any questions, please call (209) 235-0600.





## S J C O G , I n c .

*San Joaquin County Multi-Species Habitat Conservation & Open Space Plan*

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

### **SJMSCP HOLD**

**TO:** Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department,  
Other: \_\_\_\_\_

**FROM:** Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE**  
**DO NOT ISSUE A BUILDING PERMIT**  
**DO NOT ISSUE \_\_\_\_\_ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
    1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
    2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
    3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
      - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
      - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
      - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
      - d. Purchase approved mitigation bank credits.
    4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
      - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
      - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
      - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: Elderberry Residential Project

Assessor Parcel #: 084-040-05, -07, -08

T \_\_\_\_\_, R \_\_\_\_\_, Section(s): \_\_\_\_\_

Local Jurisdiction Contact: Jenny Liaw

**The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.**

CITY OF STOCKTON RESPONSE TO LETTER #1

**SAN JOAQUIN COUNCIL OF GOVERNMENTS**

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The SJCOG comments that the project will be subject to the San Joaquin County Multi-Species Open Space and Conservation Plan (SJMSCP) and provides recommendations for participation in the Plan. The comment restates information provided in the City's IS/MND, the IS/MND notes in Section 3.4 that participation in the Plan is, like most new development in The City of Stockton is required as a condition of development approval. No further response to this comment is necessary.

## 4.0 ERRATA

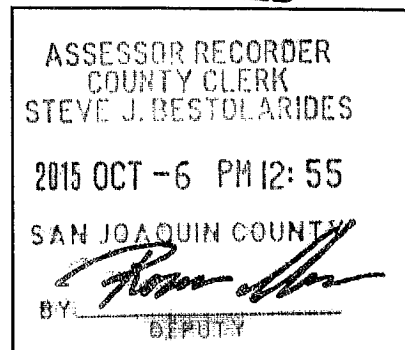
This section would ordinarily contain corrections and additions to the Public Review Draft IS/MND of July 12, 2019 that may have been identified by City staff or that are needed to respond to public and agency comments on the Draft IS/MND. However, as described in Section 3.0, no substantive public or agency comments were received, and no staff revisions to the IS/MND have been identified. Therefore, no revisions to the IS/MND are needed.

APPENDIX A  
PUBLIC REVIEW MATERIAL

FILED

**CITY OF STOCKTON**  
**PUBLIC NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE**  
**DECLARATION/PUBLIC MEETING**

(Pursuant to Public Resources Code Sections 21092 and 21092.3 and  
Cal. Code of Regulations Title 14, Sections 15072, 15073 and 15087)



The City of Stockton Community Development Department has completed, independently reviewed, and analyzed the following Initial Study/Proposed Mitigated Negative Declaration:

1. **THE INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE UNIVERSITY OF THE PACIFIC STUDENT HOUSING USE PERMIT PROJECT (P15-343)** An Initial Study/Proposed Mitigated Negative Declaration for property located on the south side of Brookside Road, approximately 500 feet east of Pershing Avenue, for a Use Permit to allow the construction of a 381-bed (142-unit) student housing project in two four-story buildings on the approximately 4.1-acre project site.

A copy of the Initial Study/Proposed Mitigated Negative Declaration may be reviewed and/or obtained at the following address <http://www.stocktongov.com/planningengineering>:

Community Development Department  
Planning Division  
345 North El Dorado Street  
Stockton, CA 95202

Any written comments on this document must be received at this same address no later than **October 27, 2015 by 4:30 p.m.** Further information may be obtained by contacting the City Planning Division at (209) 937-8266.

The Planning Commission will consider the Proposed Mitigated Negative Declaration/Initial Study at their meeting of **November 12, 2015 at 6:00 p.m.** in the Council Chambers, second floor, City Hall, 425 North El Dorado Street. Anyone wishing to be heard on the issue may appear before the City Planning Commission at the time of the public meeting.


All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and if one is needed, it shall be the responsibility of the person needing one.


If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public meeting.

DAVID KWONG, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT

**AFFIDAVIT OF FILING AND POSTING**

I declare that on the date stamped above, I received and posted this notice as required by California Public Resources Code Section 21092.3. Said notice will remain posted for 30 days from the filing date.

  
Signature

  
DEPUTY COUNTY CLERK

Title

Posting Period Ending Date: 11/10/15

CITY OF STOCKTON  
PUBLIC NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION/PUBLIC MEETING  
(Pursuant to Public Resources Code Sections 21092 and 21092.3 and  
Cal. Code of Regulations Title 14, Sections 15072, 15073 and 15087)

The City of Stockton Community Development Department has completed, independently reviewed, and analyzed the following Proposed Mitigated Negative Declaration/Initial Study:

1. **THE INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE UNIVERSITY OF THE PACIFIC STUDENT HOUSING USE PERMIT PROJECT (P15-343)**  
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345 North El Dorado Street  
Stockton, CA 95202

Any written comments on this document must be received at this same address no later than **October 27, 2015 by 4:30 p.m.** Further information may be obtained by contacting the City Planning Division at (209) 937-8266.

The Planning Commission will consider the Proposed Negative Declaration or Mitigated Negative Declaration/Expanded Initial Study at their meeting of **November 12, 2015 at 6:00 p.m.** in the Council Chambers, second floor, City Hall, 425 North El Dorado Street. Anyone wishing to be heard on the issue may appear before the City Planning Commission at the time of the public meeting.

All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and if one is needed, it shall be the responsibility of the person needing one.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public meeting.

DAVID KWONG, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT



**CITY OF STOCKTON**  
**ENVIRONMENTAL DOCUMENT TRANSMITTAL LETTER**

October 6, 2015

TO: (See Attached List)

FROM: Lead Agency  
City of Stockton  
c/o Community Development Dept.  
Planning Division  
345 North El Dorado Street  
Stockton, CA 95202

**SUBJECT: PUBLIC REVIEW OF THE INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE UNIVERSITY OF THE PACIFIC STUDENT HOUSING USE PERMIT PROJECT (P15-343)** An Initial Study/Proposed Mitigated Negative Declaration, for property located on the south side of Brookside Road, approximately 500 feet east of Pershing Avenue, for a Use Permit to allow the construction of a 381-bed (142-unit) student housing project in one four-story building on the approximately 4.1-acre project site.

Enclosed is a copy of the Public Notice of Intent to Adopt (NOI) for the above-named environmental document. A copy of the environmental document, with applicable attachments, is also being transmitted to each "Responsible", "Trustee", and other public agencies included on the attached list, as applicable.

The remaining agencies, organizations, and individuals on the attached list are receiving only this transmittal letter and the NOI. Public agencies may obtain a free copy of the above-named environmental document at the above-noted Lead Agency address. Private individuals, organizations, and corporations may purchase a copy of the environmental document for a fee of **\$15.00**. If mailing is requested, please remit an additional fee of **\$5.00** for postage and handling. Checks should be made payable to the City of Stockton and any written orders must identify the project title and document identification number, as noted above.

Any written comments regarding the above-named environmental document must be received at the Lead Agency address no later than **October 27, 2015 by 4:30 p.m.** If no comments are received by the date indicated, it will be assumed that the document is acceptable. Further information may be obtained by contacting Planning Manager Richard Larrouy of the Community Development Department, Planning Division at (209) 937-8266.

DAVID KWONG, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT

By:   
Planning Manager Richard Larrouy

Date: October 6, 2015

Enclosures

DK:RL

UOP UP Housing Project P15-343

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Cesar Chavez Library  
Attn: Reference Dept.

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

City Attorney  
Attn:Lori Asuncion  
City Hall

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Community Dev. Dept.  
Building Division  
CDD

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Community Dev. Dept.  
Engineering Services: McDowell  
CDD

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Municipal Utilities Dept.  
Ann Okubo  
City Hall

COS    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Municipal Utilities Dept.  
John Wotila

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Planning Commission (10)  
\*\*\* HOLD FOR LATER DISTRIBUTION \*\*\*

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Police Dept  
Attn: Erin Mettler  
City Hall

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Public Works  
Eric Alvarez

OTHERS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

North Valley Yokut Tribe  
Katherine Perez  
P.O. Box 717  
Linden, CA                      95236

OTHERS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

The Record  
P.O. Box 989  
Stockton, CA                      95201

PUBLIC    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

San Joaquin Regional Transit District (SJRTD)  
Planning Division  
P.O. Box 201010  
Stockton, CA                      95201

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Planning Department  
1810 E. Hazelton Ave.  
Stockton, CA                      95205

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Public Health Services, Attn. Bill Mitchell  
Environmental Health Division  
1601 E. Hazelton Ave.  
Stockton, CA                      95205

UOP UP Housing Project P15-343

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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San Joaquin County Assessor  
24 South Hunter Street, Room 303  
Stockton, CA            95202

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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Sheriff's Department  
7000 Michael Canlis Blvd.  
French Camp, CA    95231

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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Tax Collector  
500 E. Main Street  
Stockton, CA            95202

SPECIAL    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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San Joaquin Valley Air Pollution Control District  
CEQA ISR  
1990 E. Gettysburg Ave.  
Fresno, CA            93726

STATE    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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Caltrans  
District 10  
P O Box 2048  
Stockton, CA            95201

UTILITY    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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Comcast  
6505 Tam O'Shanter Drive  
Stockton, CA            95210

UTILITY    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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PG&E-Stockton Division  
Land Department  
4040 West Lane  
Stockton, CA            95204

CITY OF STOCKTON  
NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION / PUBLIC MEETING

**ELDERBERRY RESIDENTIAL PROJECT**

**NOTICE IS HEREBY GIVEN**, in compliance with California Environmental Quality Act (CEQA) §15072, to responsible agencies, trustee agencies, interest groups and the general public that the City of Stockton proposes to adopt a Mitigated Negative Declaration for the Elderberry Residential project. (Application No. P18-0146). The Initial Study prepared for the project identifies potentially significant environmental effects under the topics of biological resources, cultural resources, geology and soils, noise, public services, and tribal cultural resources. However, all potentially significant environmental effects may be reduced below applicable thresholds of significance through mitigation measures. The Initial Study/Mitigated Negative Declaration (IS/MND) is available for review at the Permit Center, 345 N. El Dorado Street, Stockton, CA 95202 or <http://www.stocktonca.gov/environmental>.

**PROJECT DESCRIPTION:** The project proposes: a) tentative map to subdivide a 17.8-acre site into 43 residential lots and five (5) non-residential lots for an entry/private street/non-exclusive access, common open space area, community center, and existing cell tower site; b) Planned Development Permit to develop the southern 6.6 acres of the overall site (south of Villa Point Drive) into a gated senior single-family residential community with recreational center, common open space, and private street; and c) Design Review for single-story single-family homes.

**PROJECT LOCATION:** The project is located at 10789 Lower Sacramento Road (APN 084-040-05, 07, and 08).

**CEQA DOCUMENT REVIEW PERIOD:** Pursuant to CEQA Guidelines §15073 and 15105, the IS/MND public review period during which written comments will be accepted extends from July 12, 2019 through July 31, 2019.

**PLANNING COMMISSION MEETING DATE/TIME:** To be determined.

**MEETING LOCATION:** City Council Chambers, City Hall, 425 N. El Dorado Street, Stockton, CA

**FOR MORE INFORMATION:** You may contact Jenny Liaw, Senior Planner at (209) 937-8316 or [jenny.liaw@stocktonca.gov](mailto:jenny.liaw@stocktonca.gov).



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER:  
39-07112019-215

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY  
CITY OF STOCKTON

LEAD AGENCY EMAIL

DATE  
07/11/2019

COUNTY/STATE AGENCY OF FILING  
SAN JOAQUIN

DOCUMENT NUMBER  
39-07112019-215

PROJECT TITLE

ELDERBERRY RESIDENTIAL PROJECT MAP TO SUBDIVIDE A 17.8 ACRE SITE INTO 43 LOTS 8

PROJECT APPLICANT NAME  
CITY OF STOCKTON

PROJECT APPLICANT EMAIL

PHONE NUMBER  
( )

PROJECT APPLICANT ADDRESS  
425 NORTH EL DORADO ST

CITY  
STOCKTON

STATE  
CA

ZIP CODE  
95202

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$3,271.00 \$  
☐ Mitigated/Negative Declaration (MND)(ND) \$2,354.75 \$  
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,112.00 \$

☐ Exempt from fee  
☐ Notice of Exemption (attach)  
☐ CDFW No Effect Determination (attach)  
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$  
☐ County documentary handling fee \$  
☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ \$0.00

SIGNATURE

x

AGENCY OF FILING PRINTED NAME AND TITLE

Kelley McHugh, Deputy



CITY OF STOCKTON  
NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION / PUBLIC MEETING

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**MEETING LOCATION:** City Council Chambers, City Hall, 425 N. El Dorado Street, Stockton, CA

**FOR MORE INFORMATION:** You may contact Jenny Liaw, Senior Planner at (209) 937-8316 or [jenny.liaw@stocktonca.gov](mailto:jenny.liaw@stocktonca.gov).

San Joaquin County Recorders  
Steve J. Bestolarides  
44 N. San Joaquin Street, Room 260  
Stockton, Ca 95202  
Receipt: 1109715

Filed Doc #: 39-07112019-215  
07/11/2019 12:56:50 PM

Steve J. Bestolarides  
San Joaquin County Clerk

Product Name	Extended
FISH CLERK CLERK FISH AND GAME	\$0.00
FILINGS	
# Pages	1
Document #	39-07112019-215
Total	\$0.00
Change (Cash)	\$0.00

Thank You!

7/11/19 12:56 PM kmchugh



Campaign for Common Ground	Attn: Eric Parfrey	P.O. Box 693545	Stockton, CA	95269
Central Valley Farmland Trust	Attn: Charlotte Mitchell	8788 Elk Grove Blvd Bldg1, Ste 1	Elk Grove, CA	95624
Adams Broadwell Joseph & Cardozo	Attn: Casey J. Sondgeroth	601 Gateway Blvd., Suite 1000	South San Francisco, CA	94080
American Indian Council of Mariposa County	Lois Martin	PO Box 186	Mariposa, CA	95338
Buena Vista Rancheria of Me-Wuk Indians	Rhonda Morningstar Pope	1418 20th St, Suite 200	Sacramento, CA	
California Valley Miwok Tribe		4620 Shipee Ln	Stockton, CA	95212
Ione Band of Miwok Indians	Randy Yonemura, Cultural Committee	PO Box 669	Plymouth, CA	95669
Northern Valley Yokuts	Katherine Erolinda Perez, MLD	PO Box 717	Linden, CA	95236
Torres Martinez Desert Cahuilla Indians		PO Box 1160	Thermal, CA	92274
United Auburn Indian Community of the Auburn Ranch	Gene White House, Chairman	10720 Indian Hill Rd	Auburn, CA	95603
Wilton Rancheria, Environmental Resources Department	Antonio Ruiz, Cultural Resource Officer	9728 Kent St	Elk Grove, CA	95624
American Farmland Trust		2001 N St, Ste 110	Sacramento, CA	95816
BIA of the Greater Valley	Attn: John Beckman	1701 W March Lane, Suite F	Stockton, CA	95207
Builders' Exchange of Stockton	Attn: Mike Self	7500 West Lane	Stockton, CA	95210
Newmark Cornish & Carey	John Newton	3005 Douglas Blvd, Ste 130	Roseville, CA	95661
Northern California Carpenters Regional Council	Attn: Alex Lantsberg, Research Department	265 Hegenberger Rd., Suite 220	Oakland, CA	94621
Shute, Mihaly & Weinberger LLP (Concerned Citizens Coalition)	Attn: Brian Johnson	396 Hayes Street	San Francisco, CA	94102
Sierra Club	Delta-Sierra Group	PO Box 9258	Stockton, CA	95208
Sierra Club of California	Delta-Sierra Group	909 12th Street, Suite 202	Sacramento, CA	95814
The Record		530 E Market Street	Stockton, CA	95202
Woodbridge Irrigation District	Attn: Jennifer Duffy, Ofc. Mgr	PO Box 580	Woodbridge, CA	95258
Abbott and Kindermann		2100 21st Street	Sacramento, CA	95818
City of Lodi	City Attorney	221 West Pine Street	Lodi, CA	95241-1910
City of Lodi	Planning Department	221 West Pine Street	Lodi, CA	95241-1910
San Joaquin County Environmental Health Services	Attn: Donna Heran	1868 Hazelton Avenue	Stockton, CA	95205
San Joaquin Regional Transit District (SJRTD)	Planning Division	P.O. Box 201010	Stockton, CA	95201
Lodi Unified School District		1305 E Vine Street, 2nd Fl	Lodi, CA	95240
SJCO Community Development Department	Planning Division	1810 E Hazelton Ave	Stockton, CA	95205
SJCO Sheriff's Department		7000 Michael Canlis Blvd.	French Camp, CA	95231
SJCO Tax Collector		44 N San Joaquin St, Suite 150	Stockton, CA	95202
SJCOG INC	Proj. Dev./Habitat Plan	555 E. Weber Avenue	Stockton, CA	95202
San Joaquin Valley Air Pollution Control District	CEQA ISR	4800 Enterprise Way	Modesto, CA	95356
Woodbridge Irrigation District		PO Box 580	Woodbridge, CA	95258
ATT		2300 E Eight Mile Road, Room 1	Stockton, CA	95210
Comcast		6505 Tam O'Shanter Drive	Stockton, CA	95210
PG&E-Stockton Division	Attn: Theresa English-Soto	4040 West Lane	Stockton, CA	95204
Stockton Scavenger Association		1240 Navy Drive	Stockton, CA	95206-1167