

CITY OF STOCKTON
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: January 29, 2020

To: Responsible and Trustee Agencies, Organizations, and Interested Parties

From: City of Stockton, Community Development Department (Lead Agency)

SUBJECT: **ENVIRONMENTAL IMPACT REPORT FOR THE SANCHEZ-HOGGAN ANNEXATION PROJECT**

The City of Stockton intends to prepare an Environmental Impact Report (EIR) for the Sanchez-Hoggan Annexation Project (Hereafter "Project") pursuant to Section 15021 of the California Environmental Quality Act (CEQA) Guidelines. Section 15082 of the CEQA Guidelines requires the City to prepare this Notice of Preparation (NOP) to provide to the Office of Planning and Research, responsible and trustee agencies, and other interested parties with sufficient information describing the Project and its potential environmental effects. The City made the determination to prepare an EIR following preliminary review of the Project. Pursuant to CEQA Guidelines Section 15063(a), because an EIR is needed an initial study has not been prepared. Probable environmental effects of the Project are described in the attached Project summary.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The comment period runs from Thursday, January 30, 2020, to Friday, February 28, 2020. The City welcomes public input during the review period. In the event the City has not received either a response or a well-justified request for additional time by a responsible agency by the end of the review period, the City may presume that the responsible agency has no response (CEQA Guidelines Section 15082[b][2]).

A scoping meeting for this project will be held from 6:00 p.m. to 7:30 p.m. on Wednesday, February 19, 2020 at the Cesar Chavez Central Library located at 605 N El Dorado St, Stockton, CA 95202.

PROJECT TITLE: Sanchez-Hoggan Annexation Project
CITY PROJECT FILE #: P19-0691

PROJECT DESCRIPTION/LOCATION: The project site, consisting of two properties, is in the unincorporated area of San Joaquin County, adjacent to the southeastern limits of the City of Stockton (Figures 1 through 7). The 149.01-acre Sanchez property, consisting of Assessor's Parcel Number (APN) 181-100-09, is located at the northwest corner of the intersection of Arch Road and Austin Road. The 20.76-acre Hoggan property, consisting of APN 179-200-27, is located between North Littlejohns Creek and existing development along the north side of Gold River Lane. The project will require San Joaquin LAFCO approval of annexation to the City, and City of Stockton approvals of Prezoning and a Tentative Parcel Map.

If you have any questions regarding this matter or would like to submit comments on behalf of your agency/organization or as an individual, please submit your comments to the City's Project Manager at:

City of Stockton
Community Development Department
Attention: Matt Diaz,
345 N. El Dorado Street
Stockton, CA 95202
(209-937-8598 or Matt.Diaz@stocktonca.gov.)

ATTACHMENT A

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE SANCHEZ-HOGGAN ANNEXATION PROJECT

A.1 Project Location

The project site, consisting of two properties, is in the unincorporated area of San Joaquin County, adjacent to the southeastern limits of the City of Stockton (Figures 1 through 4). The 149.01-acre Sanchez property, consisting of Assessor's Parcel Number (APN) 181-100-09, is located at the northwest corner of the intersection of Arch Road and Austin Road. The 20.76-acre Hoggan property, consisting of APN 179-200-27, is located between North Littlejohns Creek and existing development along the north side of Gold River Lane.

The Sanchez property is shown on the Stockton East U.S. Geological Survey 7.5-minute quadrangle map within Section 27 of Township 1 North, Range 7 East, Mt. Diablo Baseline and Meridian. The Hoggan property is shown on the same map within Sections 59 and 60 of the Campo de los Franceses land grant of Township 1 North, Range 7 East, Mt. Diablo Baseline and Meridian. The approximate latitude of the project site is 37° 54' 43" North, and the approximate longitude is 121° 12' 09" West.

A.2 Existing Conditions

The Sanchez property is currently in agricultural use, and the Hoggan property is vacant. Weber Slough, a channelized stream, traverses the center of the Sanchez property from east to west. North Littlejohns Creek forms the northern boundary of the Hoggan property. Both streams are tributary to French Camp Slough. The project site is located southeast of the City of Stockton in an area that has been designated in the City of Stockton's Envision Stockton 2040 General Plan for industrial development and that has been developing progressively for those purposes over time.

The adjacent Norcal Logistics Center (P12-110) consists of an approved industrial subdivision of approximately 325-acres located between Arch Road and Mariposa Road within the City limits (SCH# 2012102061). This project was the subject of an EIR certified by the City in 2015. Vesting Tentative Maps for the Norcal project have been approved by the City, with conditions.

A.3 Entitlements

The project proponent is requesting the following discretionary approvals from the City of Stockton:

- Annexation: The proposed annexation includes two parcels totaling approximately 169.77-acres. The annexation area includes APN 181-100-09, which is the 149.01-acre Sanchez property, and APN 179-200-27, which is the 20.76-acre

Hoggan property. Both parcels are within the Stockton Sphere of Influence and have been designated as Industrial by the City's 2040 General Plan. While both parcels are adjacent to the City of Stockton City limit boundary, the two properties are separated by approximately one mile.

- Prezone: The proposed prezone would convert both subject parcels from the San Joaquin County zoning designation of General Agriculture with a 40-acre minimum parcel size (AG-40) to the City of Stockton's zoning designation of Industrial, Limited (IL). As identified on Table 2-1 of the General Plan, the proposed IL is an implementing zone of the Industrial land use designation.
- Tentative Parcel Map: The project proponent proposes to subdivide the Sanchez property (APN 181-100-09) into four parcels for the purposes of future ownership or leasing purposes (Figure 5). The proposed parcels reflect the boundaries of anticipated industrial structures and onsite improvements associated with ultimate development of the 149.01-acre Sanchez property (Figure 6). The parcel map will be the basis for improvements (utilities, roadway), and the location of improvements, made to the Sanchez parcel and surrounding areas. The project would obtain utility service, including sanitary sewer and water, from existing City of Stockton lines adjacent to or near the site.
- Cancellation of Williams Act: The Sanchez parcel is currently under Williamson Act contract. This contract must be terminated either by the City or County prior to the conversion of land from agricultural use to industrial.

A.4 Project Description

The proposed project is intended to enlarge the Stockton City Limit boundary to include the proposed project parcels. The prezone and tentative parcel map would allow future industrial uses to be constructed on site. Future development of the proposed project sites would have to indicate compliance with the proposed IL zoning designation. Per Title 16 of the City of Stockton's Municipal Code, the IL designation would allow industrial construction for up to 60-percent of site coverage, with building heights at a maximum of 60-feet.

Anticipated Industrial Use of the Sites

The project proponent (CT Realty) intends to develop the proposed project sites into industrial uses similar to the adjacent Norcal Logistics Industrial Center. A description of the anticipated development is indicated below while a conceptual site plan has been included with Figure 6-7.

- *Sanchez Property (APN 181-100-09)*: The proposed Sanchez project site includes a tentative parcel map application to allow greater user flexibility (allowing different sized lots) to attract a wider range of future industrial users (Figure 6). The project proponent anticipates the Sanchez parcel to yield four industrial buildings totaling approximately 2,800,000-square feet (43-percent coverage). These industrial buildings would include warehouse, office, and distribution uses consistent with

the zoning code and surrounding existing uses. The project proponent anticipates onsite improvements to include approximately 2,900 automobile and trailer parking stalls, pedestrian walkways, lighting, landscaping, and a storm drainage detention basin. Another 7.32 acres is within a drainage corridor occupied by Weber Slough; other than drainage improvements, no development would occur within this drainage corridor.

- *Hoggan Property (APN 179-200-27)*: The project proponent anticipates the Hoggan parcel to yield approximately 300,000-square feet (33-percent coverage) of future industrial space (Figure 7). Future construction could accommodate up to 270 automobile and trailer parking stalls, pedestrian walkways, landscaping, lighting, and stormwater detention basins. The site includes a structural setback along North Littlejohns Creek and would not permit development to preserve the creek. It is anticipated that primary access to the Hoggan property would be from an extension of the existing terminus of Frontier Way located immediately south of the site. Utility service, including sewer, water and storm drainage, would be provided by the City of Stockton from existing lines south and/or east of the property. Electrical, natural gas, and communication utilities would be extended to the property from existing facilities in the area.

A.5 Issues to be Analyzed in the EIR

As noted in the Notice of Preparation (NOP), the City of Stockton has determined that an Environmental Impact Report (EIR) will be prepared for the project. The EIR, which is in preparation, will consider the potential environmental effects, mitigation measures and alternatives to the proposed industrial development as envisioned by the project applicants, and as described in the Proposed Industrial Development section below.

Concerns to be addressed in the EIR are summarized as follows:

Aesthetics and Visual Resources

The EIR will consider the size and architectural character of proposed structures and site improvements and their consistency with surrounding development and City of Stockton design standards, together with potential lighting impacts on surrounding land uses and night sky.

Agricultural Resources

Proposed industrial development will involve conversion of agricultural land to urban industrial use. The EIR will consider these concerns as well as issues related to cancellation of the existing Williamson Act contract on the Sanchez property in the context of the City's analysis of agriculture-related issues in the certified Stockton General Plan EIR (December 2018).

Air Quality

The EIR will quantify construction and operational air pollutant emissions associated with the project and their relationship to state and federal standards, exceedance of applicable emissions thresholds, carbon monoxide concentrations at nearby congested intersections, toxic air contaminants, and odors. This analysis will also consider the context of the certified Stockton General Plan EIR.

Biological Resources

The EIR will include a biological assessment of the project, including consideration of the potential impacts of proposed industrial development on habitat for special-status and migratory species, wetlands, riparian areas, stream channels, and other sensitive habitats. The analysis will consider existing and proposed conservation easement protections along the creeks as well as the mitigating effect of the project participating in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

Cultural Resources

The EIR will include the results of a cultural resources record search, survey of the project site, and assessment of the project, including consideration of the potential impacts of proposed industrial development on known and as yet-undiscovered historical and/or archaeological resources. The EIR will also consider Tribal Cultural Resources for compliance with the AB 52 tribal consultation. These efforts will be subject to the cultural standards outlined in the City's General Plan and Development Code.

Energy

The EIR will consider and discuss predicted energy consumption associated with the project, as well as conservation measures associated with the siting and operation of the project generally and those that would be incorporated into proposed buildings. The EIR will identify the project potential for wasteful or inefficient use of energy, if any.

Geology, Soils, and Mineral Resources

The EIR will describe the general geology of the project area, geotechnical and seismic hazards, soil quality and erosion potential, suitability of soil for development, potential project impact on accessibility of mineral resources, and potential effects on unique geological or paleontological resources.

Greenhouse Gas Emissions

The EIR will quantify and identify the significance of construction and operational GHG emissions associated with the project and the project's consistency with applicable GHG management plans, including the Stockton Climate Action Plan.

Hazards and Hazardous Materials

The EIR will document the presence or absence of documented environmental contamination on and near the project site, including potential surface soil contamination from agricultural use. Use, storage, and transportation of hazardous materials associated

with proposed industrial uses and potential for environmental contamination will be evaluated.

Hydrology and Water Quality

The EIR will describe the surface and groundwater hydrologic resources of the project site and vicinity, as well as exposure to 100-year and 200-year flooding hazards. Potential for project encroachment on North Littlejohns Creek, Weber Slough and other direct effects to surface and groundwater resources will be described, as will storm water volume and quality and conformance with adopted City of Stockton storm water quality protection and treatment standards.

Land Use, Population, and Housing

The EIR will analyze project consistency with the Stockton General Plan, zoning, and other applicable land use plans and ordinances, along with the potential direct and indirect impacts on population growth and housing needs.

Noise

The EIR will describe the existing noise environment and the potential effects of project construction and operation on sensitive land uses adjacent to and near the project. The analysis will consider noise impacts associated with industrial development, impacts of increased traffic on roadway noise, and the effects of roadway noise increases on land uses along primary project traffic routes.

Public Services and Recreation

The EIR will describe existing public service providers and providers that would be responsible for public services upon annexation of the project site to the City of Stockton. The EIR will consider the need for new or expanded facilities required for agencies responsible for fire protection, police protection, schools, and parks and recreation, and the potential impacts of addition of any new or expanded public facilities on the environment.

Transportation

The EIR will describe the location, nature and operation of existing transportation systems serving the project site and vicinity. The EIR will quantify and consider the generation of traffic from new industrial uses; impacts on traffic flow on streets and intersections in the project area; consistency with applicable transportation plans; impacts on or related to alternative travel modes, including analysis of the vehicle miles traveled impacts of the project.

Utilities

The EIR will describe existing and planned utility systems serving the project site and surrounding industrial development. The EIR will identify any necessary extension of water, wastewater, storm drainage, solid waste, and other utilities and the potential environmental impacts of constructing those improvements.

Wildfire

The EIR will document existing or potential future exposure to wildfire hazards associated with the project.

Cumulative Impacts

The EIR will consider the potential cumulative impacts of the project in all of the above-listed resource areas, based primarily on the analysis of citywide environmental effects in the recently adopted Envision Stockton General Plan 2040 EIR.

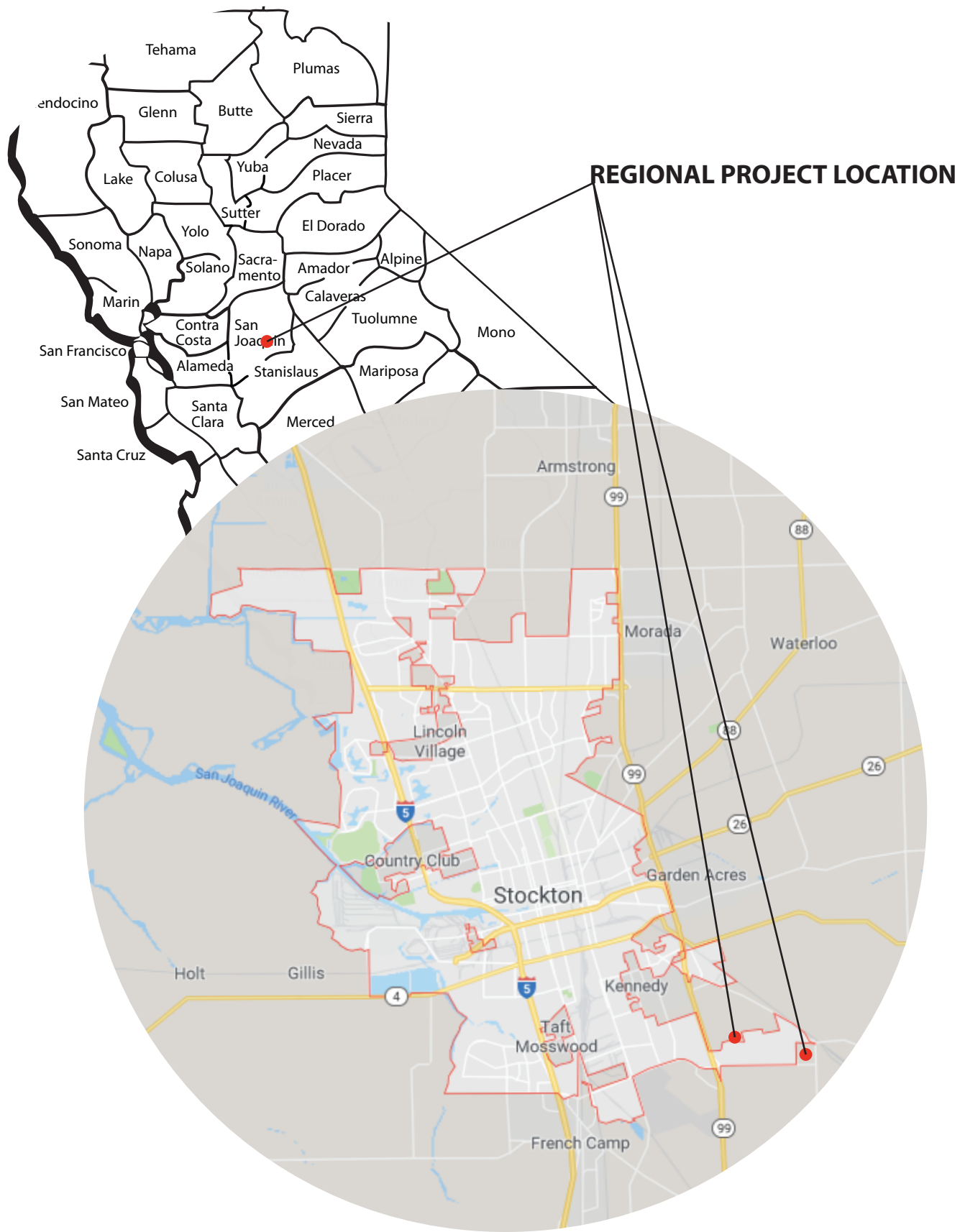
Alternatives to the Proposed Project

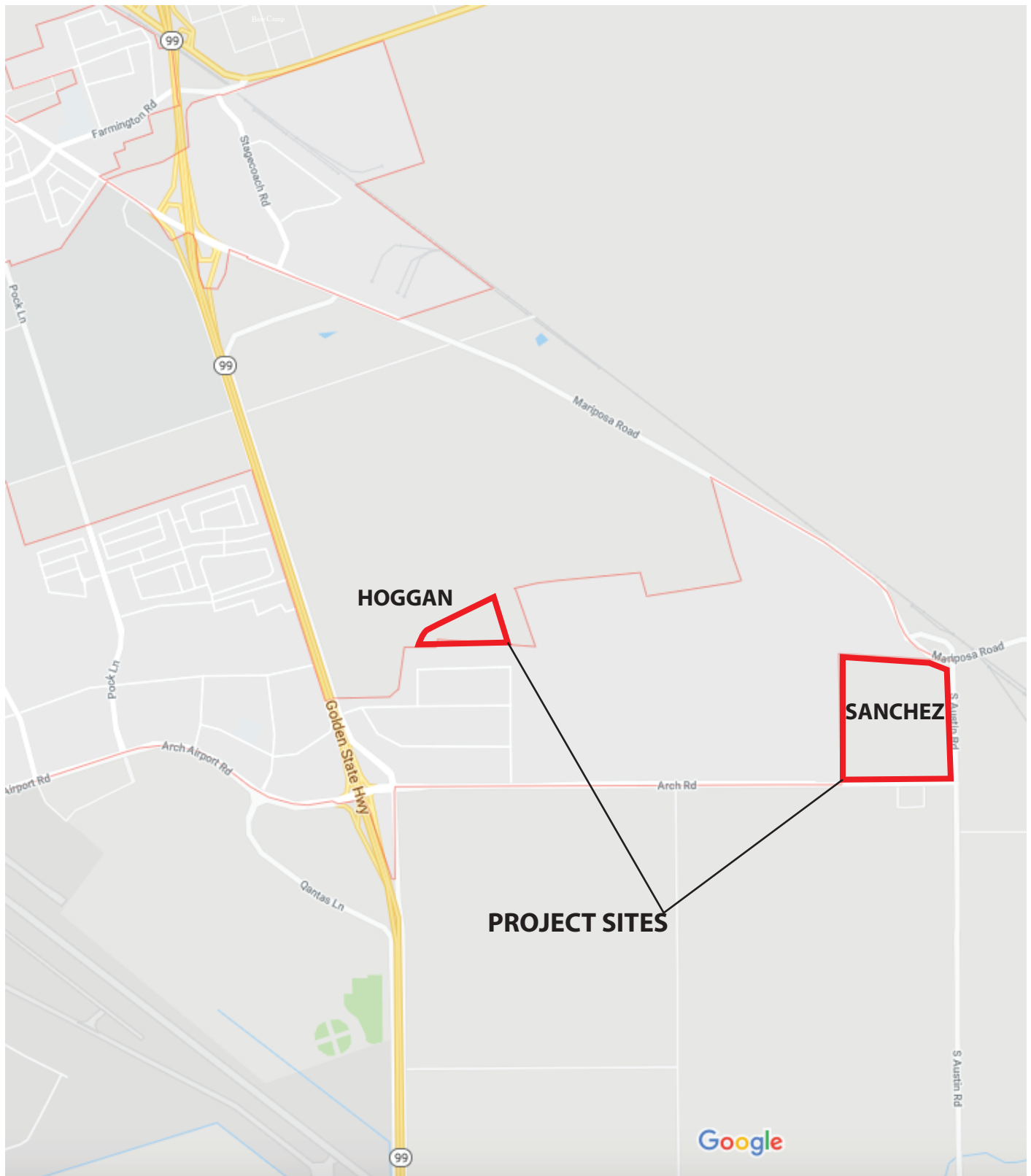
The EIR will evaluate the comparative environmental effects of reasonable range of alternatives to the proposed project.

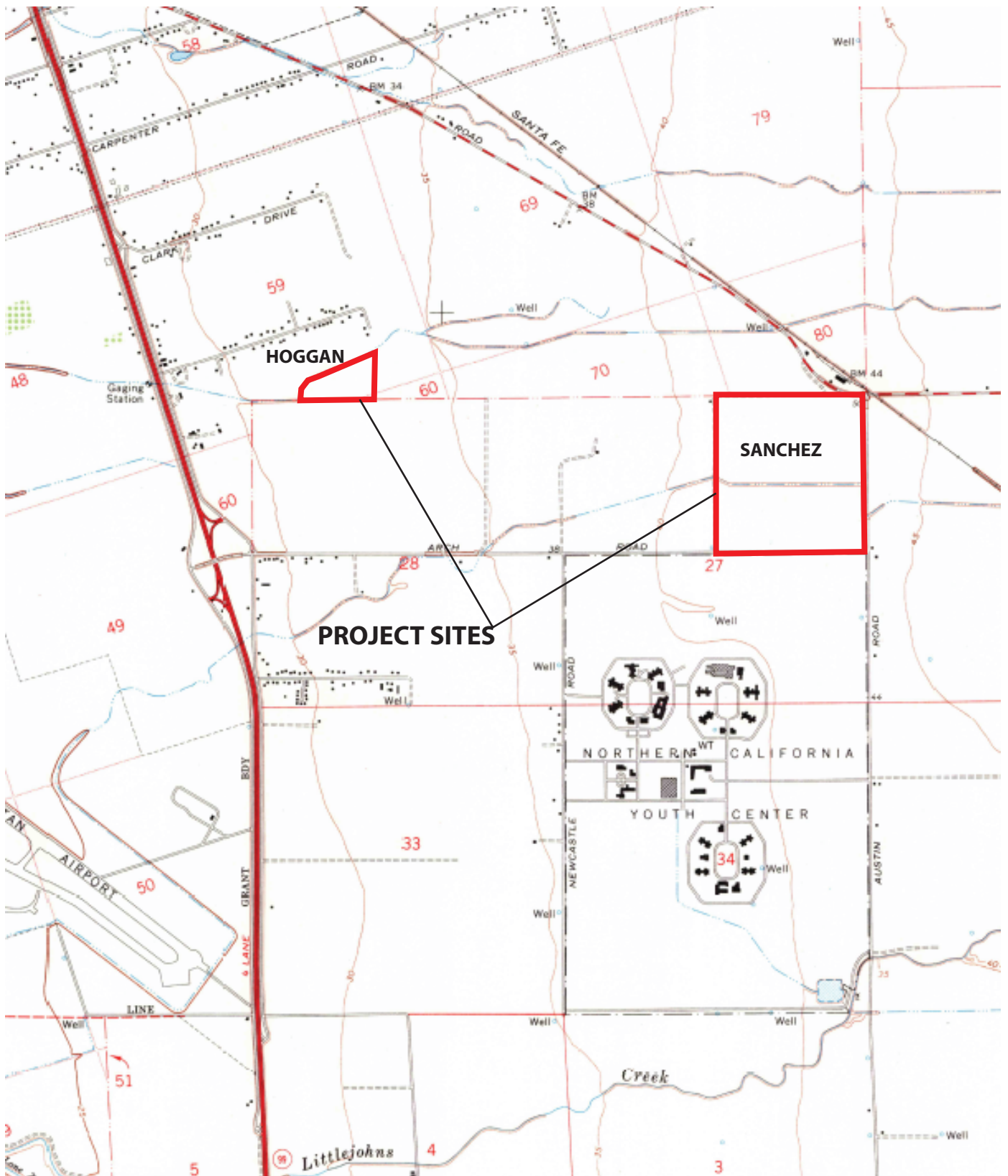
Growth-Inducing Impacts

The EIR will include consideration of the potential effects of the proposed industrial development on planned or potential urban development in the southeast Stockton area using the “general plan projections method,” relying on the City’s recently adopted Envision Stockton 2040 General Plan and EIR.

Figures 1-7







SOURCE: Stockton East Quadrangle Map, 7.5 Minute Series, 1968.



SOURCE: Google Maps

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPT THE INTEREST CONVEYED TO COUNTY OF SAN JOAQUIN, BY DEED RECORDED NOVEMBER 25, 1949 IN VOL. 1083 OF OFFICIAL RECORDS, PAGE 295, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPT THE INTEREST CONVEYED TO THE COUNTY OF SAN JOAQUIN BY DEED RECORDED DECEMBER 9, 1966 IN VOL. 3092 OF OFFICIAL RECORDS, PAGE 83, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, BY DEED RECORDED APRIL 15, 2003 AS INSTRUMENT NO. 2003-079581, SAN JOAQUIN COUNTY RECORDS.

FILED AS A VESTING TENTATIVE MAP THIS _____ DAY OF _____, 20____

FEE: _____

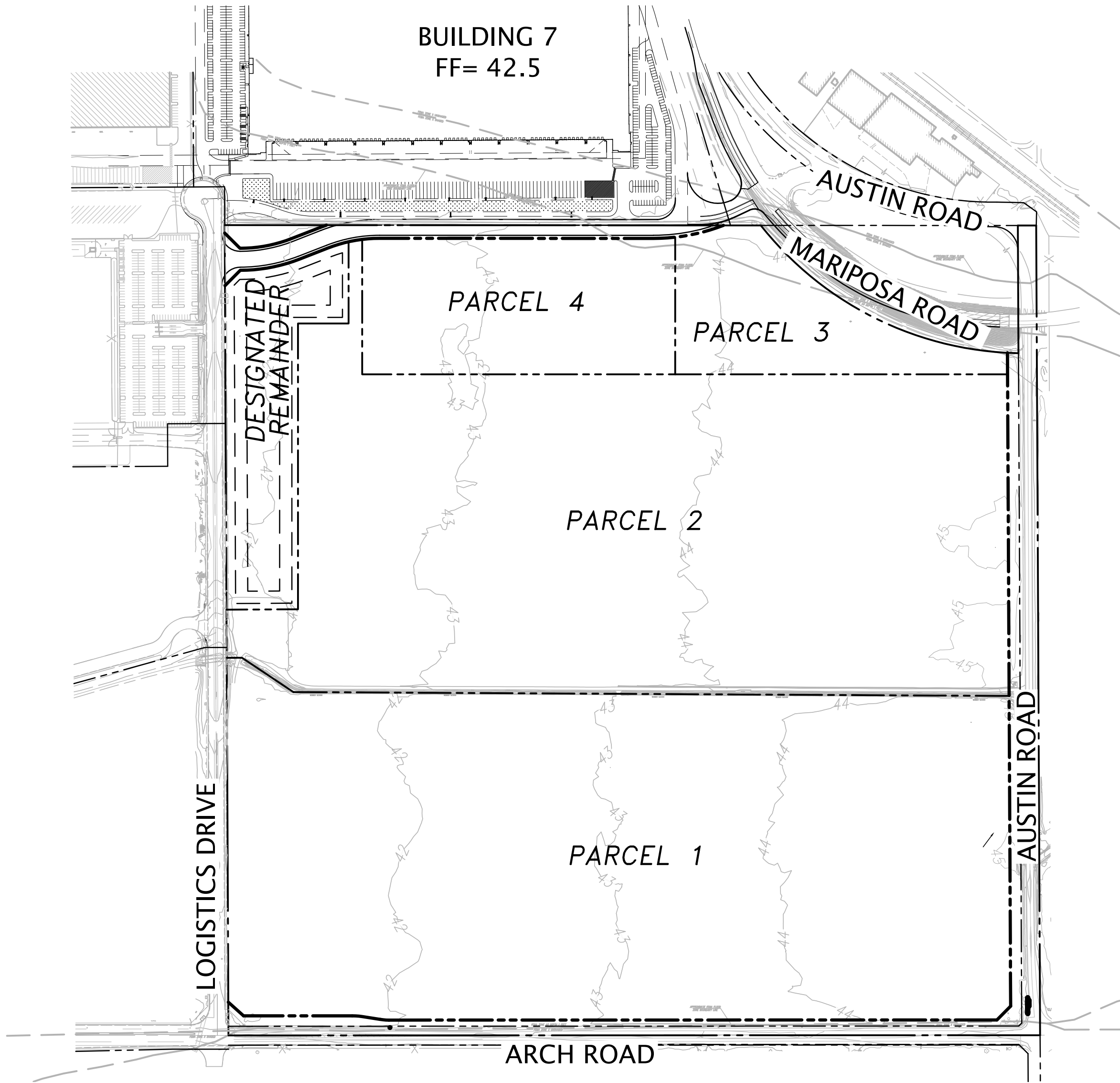
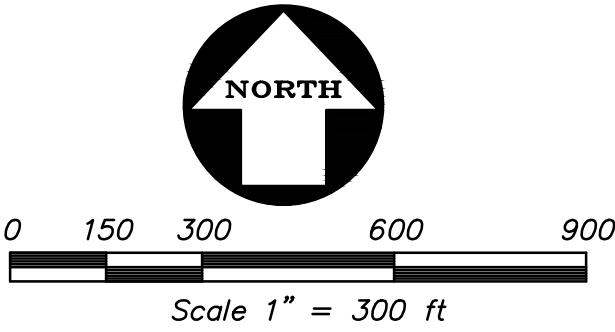
CITY OF STOCKTON PLANNING COMMISSION

APPROVED BY THE CITY OF STOCKTON PLANNING COMMISSION
THIS _____ DAY OF _____, 20____

CHAIRMAN

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON
THIS _____ DAY OF _____, 20____

CITY ENGINEER



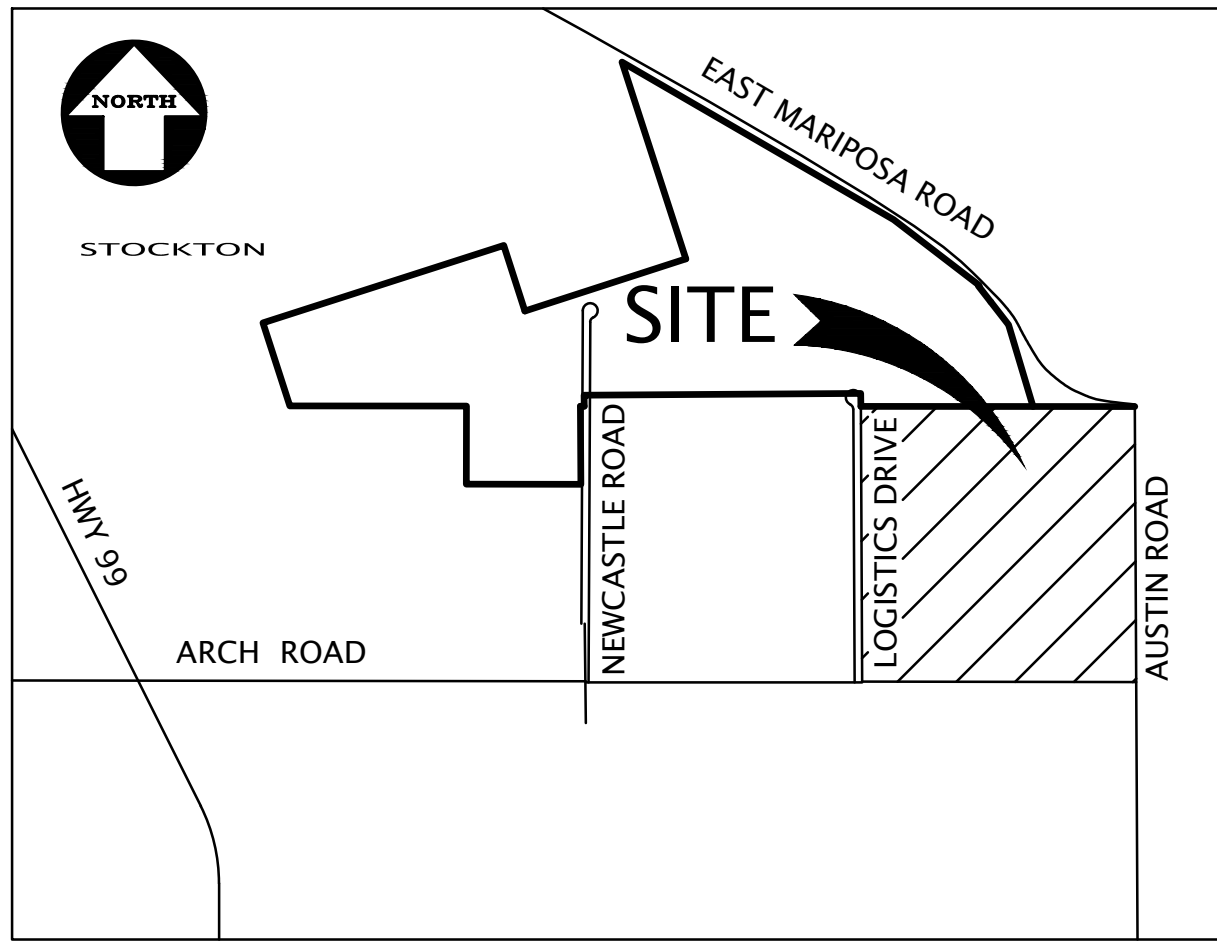
BOUNDARY/ EXISTING & PROPOSED EASEMENTS

TOTAL AREA OF SUBDIVISION = 145.41 AC

LEGEND		
PROPOSED	EXISTING	
		FEMA FLOOD ZONE BOUNDARY
		EASEMENT AS NOTED
		ADJOINING BOUNDARY
		ASPHALT BERM
		BLOCK/RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		LOT LINE
		MONUMENT/MONUMENT LINE
		PROPERTY LINE
		FIBER OPTIC LINE
		GAS LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND ELECTRIC LINE
		SANITARY SEWER-MANHOLE
		STORM DRAIN-MANHOLE & CATCH BASIN
		WATER LINE & VALVE
		JOINT TRENCH
		STREET RIGHT OF WAY
		ELECTROLIER
		POWER POLE/JOINT POLE
		SPOT ELEVATION
		TRAFFIC SIGN
		TREES OR BUSHES
		TREE ON TREE TABLE
		UTILITY BOX
		FIRE HYDRANT
		BLOW OFF VALVE
		STUB
		AREA DRAIN
		BURLINGTON NORTHERN & SANTA FE RAIL ROAD
		INDICATES EASEMENT OR RIGHT-OF-WAY DEDICATION BY SEPARATE INSTRUMENT
		BOTTOM OF WALL
		BUILDING LINE
		CATCH BASIN
		EASEMENT
		CONCRETE
		INSTRUMENT NUMBER
		LOT LINE ADJUSTMENT
		LIMITED LIABILITY COMPANY
		OFFICIAL RECORD
		PRIVATE ACCESS EASEMENT
		PACIFIC GAS & ELECTRIC
		PARCEL MAP
		PUBLIC UTILITY EASEMENT
		RIGHT OF WAY
		RECORD OF SURVEY
		STORM DRAIN MANHOLE
		STORM DRAIN EASEMENT
		SECTION
		SANITARY SEWER EASEMENT
		WATERLINE EASEMENT

SHEET INDEX

SHEET	DESCRIPTION
TM 1	COVER SHEET
TM 2	SECTIONS
TM 3	TENTATIVE MAP
TM 4	TENTATIVE MAP



VICINITY MAP

NOT TO SCALE

BENCHMARK:

CITY OF STOCKTON BENCHMARK NUMBER 326. BRASS DISK MARKING COS MONUMENT STAMPED "115-4" ON SOUTH LINE OF MARIPOSA RD AND EAST LINE OF AUSTIN RD AT SECTION CORNER.

ELEVATION = 49.72' (NAVD 1988 DATUM)

BASIS OF BEARINGS:

THE BEARING OF NORTH 89° 59' 12" EAST, TAKEN ON THE CENTER LINE OF ARCH ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR LOT LINE ADJUSTMENT, FILED FOR RECORD ON DECEMBER 30, 2008, IN BOOK 37 OF SURVEYS, AT PAGE 18, SAN JOAQUIN COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

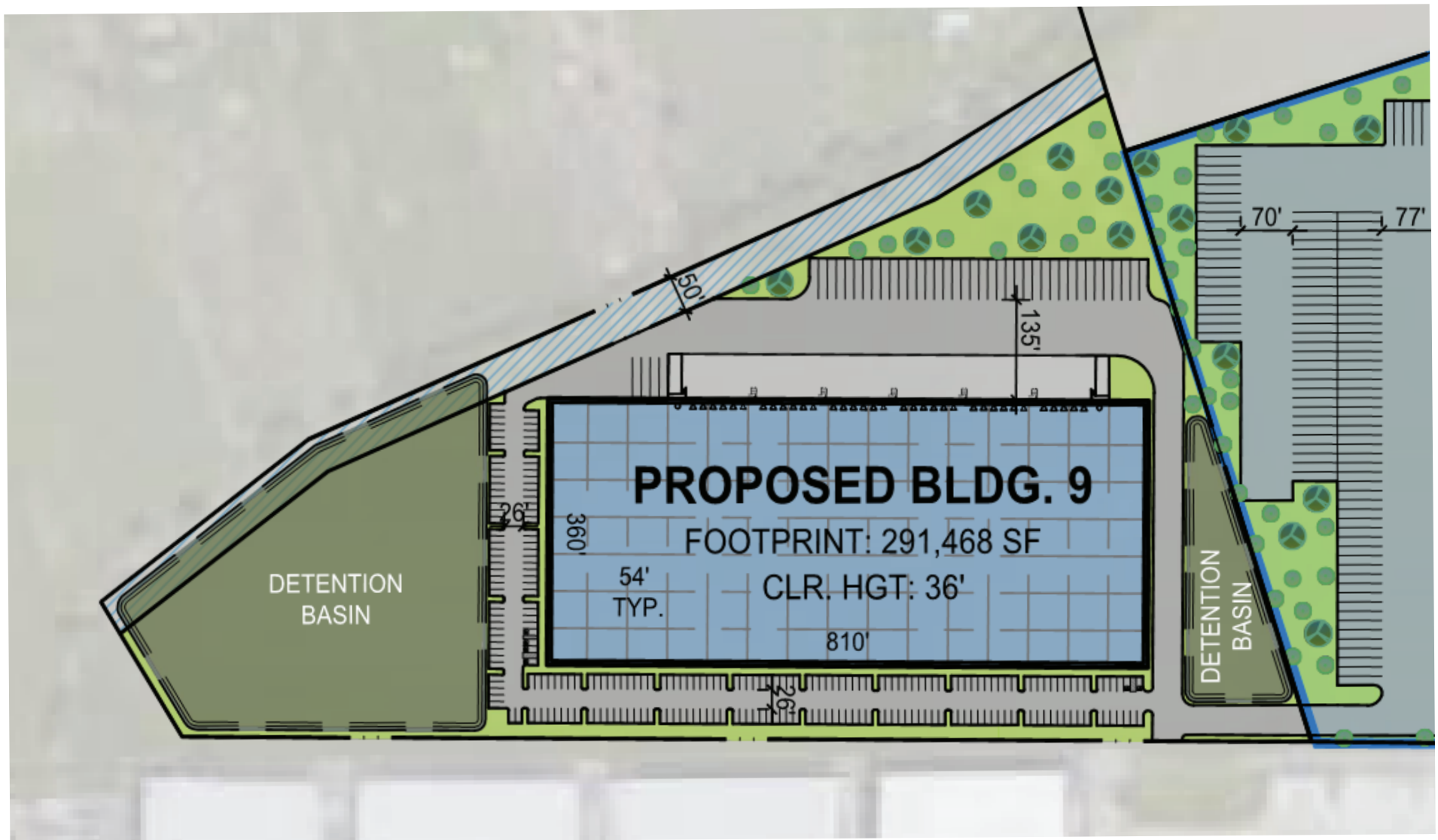


VESTING TENTATIVE PARCEL MAP NO. XXX
WITH PHASED PARCEL MAPS

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN
SAN JOAQUIN COUNTY RECORDS

CALIFORNIA

DATE	NOVEMBER, 2019
SCALE	AS SHOWN
DESIGNER	JAM
DRAWN BY	KAS
JOB NO.	A07567-103
SHEET	TM 1
OF	4 SHEETS



SOURCE: WARE MALCOMB