



Recirculated Notice of Preparation Environmental Impact Report City of Stockton

Date: AUGUST 30, 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
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Stockton, CA 95202
(209) 937-8266

Subject: Recirculated 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 City initially circulated a Notice of Preparation (NOP) for the project on May 24, 2017 through June 23, 2017. The City held a public scoping meeting on June 8, 2017 to 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. After the close of the scoping period, at a public meeting on July 25, 2017, the Stockton City Council provided guidance to City staff to refine the proposed land use map, which affects the project description as it was presented in the previous NOP. Specifically, Figure 2 from the previous NOP needed to be adjusted. Therefore, the City is recirculating the NOP.

The project details are described below. The only change to the project description from the previous NOP is to Figure 2. 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.

Comments on the recirculated NOP are due no later than the close of the 30-day review period at 5:00 p.m. on Friday, September 29, 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
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Utilities and Service Systems

Attachments:

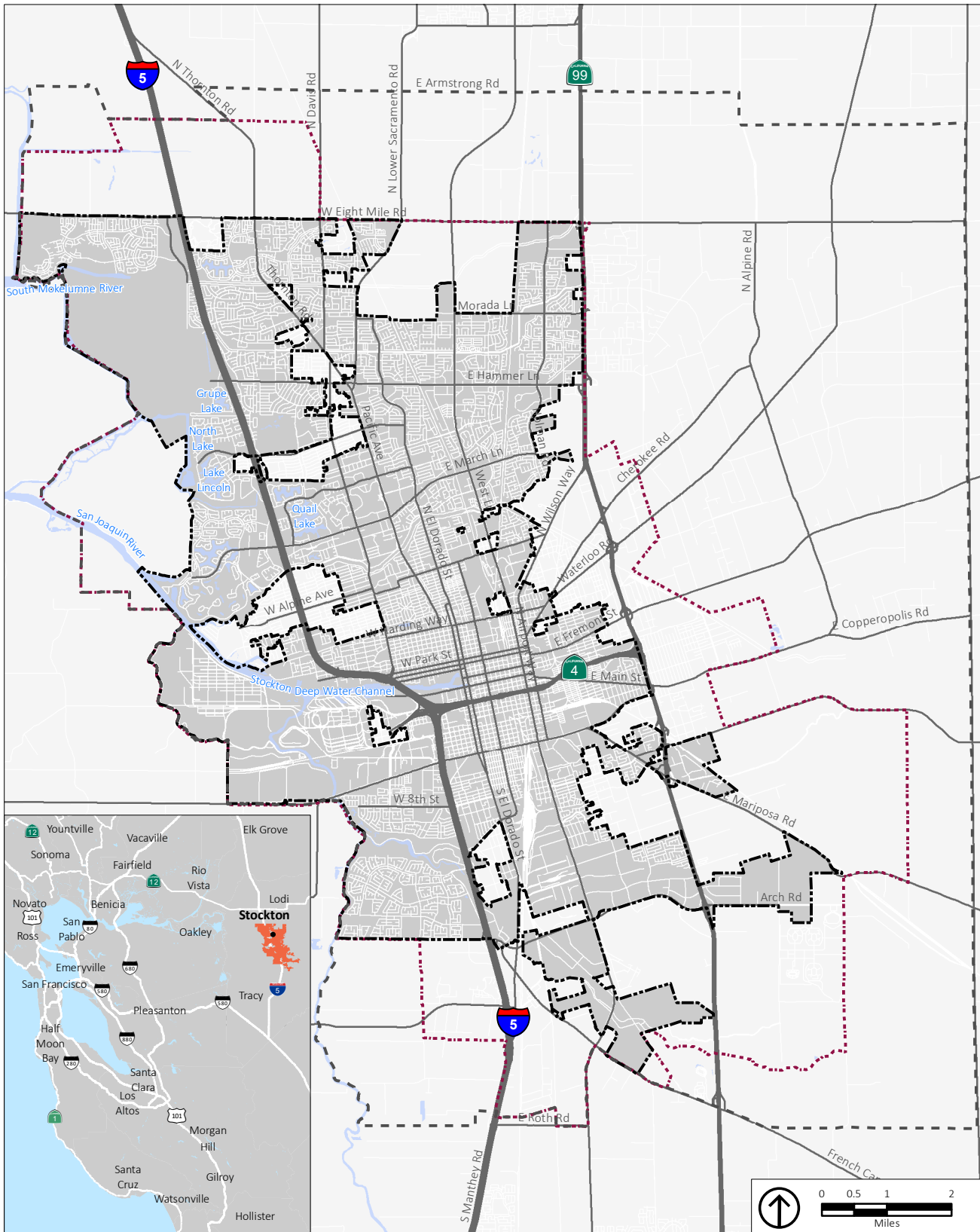
Figure 1: Regional and Vicinity Map

Figure 2: Proposed Urban to Open Space Land Use Changes

Date: 8-30-17

Signature: 

Title: Planning Manager



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




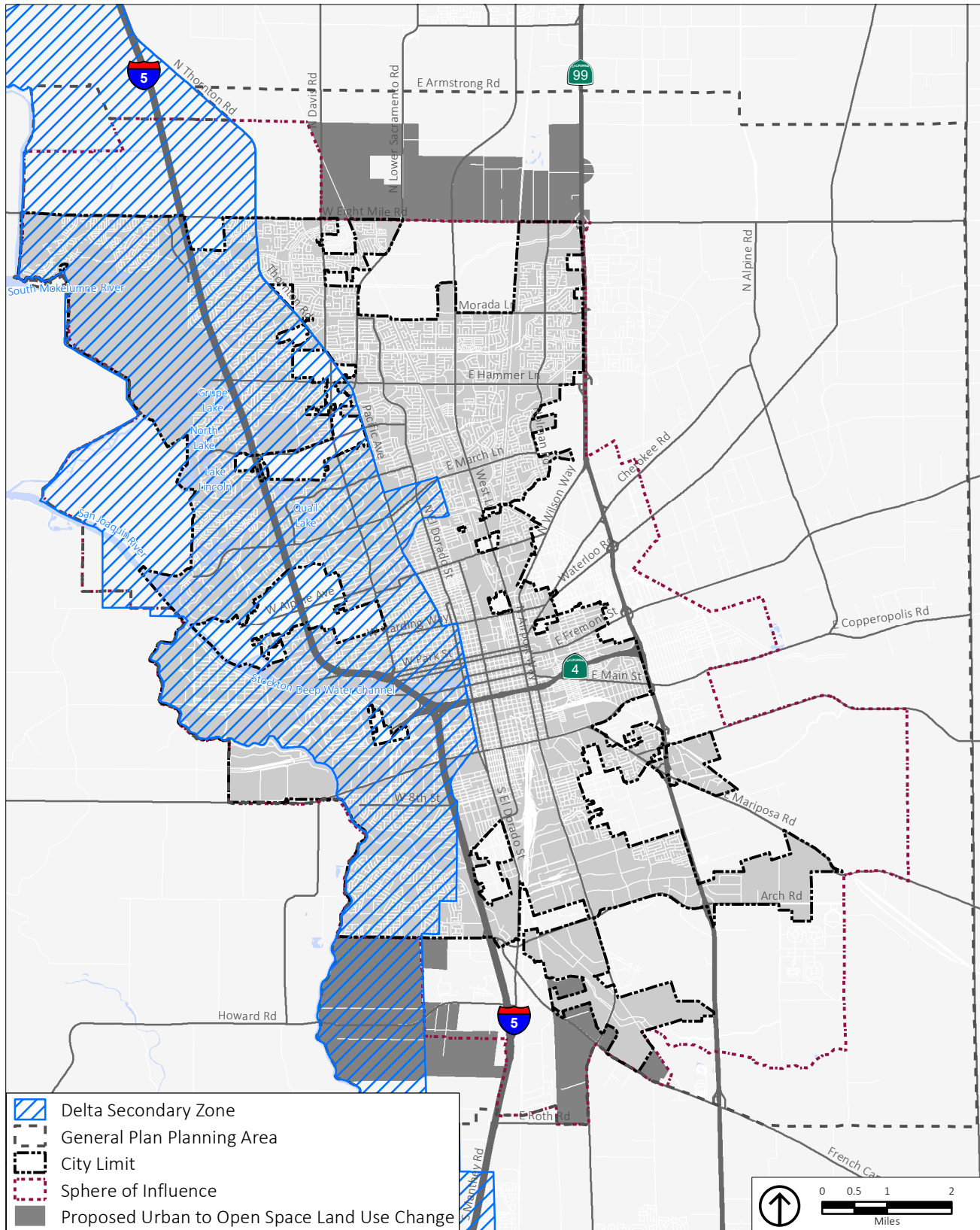
-  City Limit
-  Sphere of Influence
-  General Plan Planning Area

Figure 1
Regional and Vicinity Map



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

Figure 2
Proposed Urban to Open Space Land Use Changes