



COMMUNITY DEVELOPMENT
DEPARTMENT

345 North El Dorado Street • Stockton, CA 95202-1997 • (209) 937-8266 • Fax (209) 937-8893

SCOPING MEETING

SUBJECT:

You are invited to attend a Scoping Meeting (hereafter “Meeting”) to discuss the preparation of an Environmental Impact Report (EIR) for the Sanchez-Hoggan Annexation Project (City Project File #P19-0691). This meeting is required per the California Environmental Quality Act (CEQA) and will be cohosted with the applicant.

Time and Location

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

Purpose of the Meeting

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. The Project is identified by its State Clearinghouse (SCH) number 2020020006. Section 15082 of the CEQA Guidelines requires the City to prepare a Notice of Preparation (NOP) to provide to the Office of Planning and Research, responsible and trustee agencies, and other interested parties with enough information describing the Project and its potential environmental effects. The City made the determination to prepare an EIR following preliminary review of the Project.

Project Objectives

The primary objective of the project is the further development of the Norcal Logistics Center area in southeast Stockton, adding opportunities for warehouse development with attendant employment benefits. The Envision Stockton General Plan 2040 Goal LU-4 seeks to attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state. General Plan Policy LU-4.1 encourages large-scale development proposals in appropriate locations that include significant numbers of higher-wage jobs and local revenue generation.

Project Description

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. 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 Rezoning, Tentative Parcel Map, Site Plan review, and detachment of Rural Fire Districts and various service annexations. The cancellation of the existing Williamson Act contract for the Sanchez Parcel (APN 181-100-09) will be coordinated with San Joaquin County.

Scope of the EIR

The City of Stockton prepared a Notice of Preparation (“NOP”) to solicit comments from potential Responsible and Trustee Agencies on Project-related concerns relevant to each agency’s statutory responsibilities. As part of that process, the City has prepared an Initial Study that identifies that the Project may have potential significant environmental impacts for the following topical areas; therefore, they need to be addressed in the EIR:

- Air Quality
- Cultural/Scientific Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Transportation/Traffic
- Tribal and Cultural Resources
- Utilities and Service Systems
- Water Quality
- City Services (Fire, Police, Utilities)

More information on the Project and how to provide feedback to the City is provided in the Notice of Preparation, which is posted on the City’s website at http://www.stocktonca.gov/files/Sanchez_Hoggan_Annexation_Project_NOP.pdf .

Frequently Asked Questions

Q. What is CEQA?

A. CEQA is the acronym for the California Environmental Quality Act of 1970, which is contained in the California Public Resources Code (Sections 21000 et. seq.). This statute requires State and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. The State CEQA Guidelines are the regulations that explain and interpret the law for the public agencies required to administer CEQA. The Guidelines are found in the California Code of Regulations, in Chapter 3 of Title 14.

Q. Why can’t the City Council select a preferred alternative now?

A. As the lead agency for the CEQA process, the City is precluded from pre-judging the environmental analysis to be conducted. The ultimate decision maker is the City Council and they may not make any determination as to which Project will or should be adopted until the completion of the environmental analysis and public comment process.

Q. What opportunities do I have to provide input on the project?

A. In addition to submitting comments at this Scoping Meeting, the public is invited to provide its comments on the environmental preparation via mail and email during the public review period noticed in the NOP. There will be additional opportunities to provide input during the Draft EIR public review process. The Draft EIR will be distributed for a 45-day public review, which is expected to early 2020. All comments received during the Draft EIR public review period will be forwarded to the decision makers, and comments on substantive environmental issues will be responded to in writing. The responses to comments become part of the Final EIR. General comments on the Project can be submitted at any time as outlined below.

Comments on the Project

As specified by the CEQA Guidelines, the NOP has been circulated for a 30-day review period. The comment period runs from Thursday, January 30, 2020, to Friday, February 28, 2020. For additional questions, you may contact the Project Planner Matt Diaz at 209-937-8598 or via email at Matt.Diaz@stocktonca.gov.

Comment letters may be mailed to the following address:

City of Stockton
Community Development Department (attn: Matt Diaz)
345 N. El Dorado Street,
Stockton, CA 95202

