



CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: February 18, 2019

To: Jenny Liaw, Senior Planner, City of Stockton
Kevin Colin, Planning Manager, City of Stockton

SUBJECT: Tidewater Project: CEQA Guidelines Section 15183 Compliance Memorandum

INTRODUCTION

The purpose of this memorandum documents compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 for the Tidewater Crossing Project (Project).

PROJECT DESCRIPTION

The proposed Project consists of approximately 428.74-acres located within the southeast portion of the City of Stockton in the Central Valley of California. **Attachment 1: Regional Location** and **Attachment 2: Project Vicinity** shows the location of the proposed Project on a regional and local scale, respectively. The Project site is generally bounded by the Stockton Metropolitan Airport to the north, agricultural parcels to the east, Union Pacific Railroad to the west and East French Camp Road to the south.

The Project proposes to amend the City of Stockton Zoning Map designations for the site to be consistent with the 2040 General Plan Land Use Map. The proposed Project follows adoption of the 2040 General Plan and the Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Environmental Impact Report (2040 GP EIR), both of which were approved and certified, respectively, in December 2018. **Attachment 3: Proposed Zoning Changes** shows the existing zoning classifications and proposed zoning classifications. The 2040 Stockton General Plan provides the Project site with the following land use designations: Industrial, Commercial, and Parks and Recreation.

Additional actions associated with the Project include: termination of an existing Development Agreement for the Tidewater Crossing Project and termination of the existing Tidewater Crossing Master Development Plan, both of which were approved by the City of Stockton for the Project site in 2008.

Project Compliance with CEQA Section 15183

CEQA Guidelines Section 15183 mandates that projects, which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects, which are peculiar to the project or its site. This process allows for streamlining CEQA compliance for qualifying projects and reduces the need to prepare repetitive environmental studies. In fact, evaluation under CEQA Guidelines Section 15183 is compelled by subsection (i) which states,

“Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.”

In accordance with CEQA Guidelines Section 15183, the Project qualifies for an exemption because the following findings can be made:

1. The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

The proposed Project consists of an 428.74-acre site that would include the following Zoning Map designations: Industrial, Limited (IL), Commercial General (CG), and Parks and Recreation (see Attachment 3). These designations are consistent with the land use designations shown on the 2040 General Plan Land Use Map (see **Attachment 4: Existing 2040 General Plan Land Use Map Designations**).

The Industrial land use designation under the 2040 GP allows for a wide variety of industrial uses, including uses with nuisance or hazardous characteristics, warehousing, construction contractors, light manufacturing offices, retail sales, service and similar compatible uses. The maximum Floor Area Ratio (FAR) permitted for industrial uses under this designation is 0.6. The Commercial land use designation would allow for a wide variety of retail, service, and commercial recreational uses; businesses, medical, and professional office, and other similar uses. The maximum FAR permitted for Commercial uses outside of the Greater Downtown area is 0.3. The Parks and Recreation land use allows for city parks, and other similar and compatible uses. The maximum FAR for this land use is 0.2. The development intensity for each proposed Zoning Map designation is consistent with the these 2040 General Plan Land Use Map designations.

2. There are no project specific effects which are peculiar to the project or its site, and which the general plan update EIR failed to analyze as significant impacts.

The proposed Project consists of Zoning Map amendment. No physical development plan is proposed. Therefore, there are no project specific effects, which are peculiar to the Project or its site, relating to the Zoning Map amendments that have not already been analyzed in the 2040 General Plan EIR. The proposed Project and all impacts associated with the planned land uses established by the 2040 General Plan were adequately analyzed by the 2040 GP EIR.

The Project could result in significant impacts associated with conversion of existing agricultural land to non-agricultural land, biological resources, traffic impacts, and air quality/greenhouse gas emission impacts; however, mitigation measures specified within the 2040 General Plan EIR have been identified to mitigate such impacts.

3. There are no environmental effects related to the Project that result in potentially significant off-site and/or cumulative impacts, which the general plan update EIR failed to evaluate.

The proposed Project would be consistent with the land use and zoning designations and classifications that were considered in the 2040 General Plan and 2040 General Plan EIR. The 2040 General Plan recognizes the Project site and considers the potential future industrial/commercial development that could occur there and forecasts that the Project would be implemented to provide future residents with employment opportunities in the City. The 2040 General Plan EIR has considered the incremental impacts of the proposed Project and the proposed Project would apply the 2040 General Plan EIR policies and mitigations measures as applicable. With the implementation of the 2040 General Plan EIR policies and mitigation measures, the proposed Project would not generate potentially significant off-site or cumulative impacts that have not been previously identified and analyzed in the 2040 General Plan EIR.

4. There is no substantial new information which was not known at the time the 2040 General Plan EIR was certified that indicates more severe impacts than discussed in the prior EIR.

No new information has been identified which would result in a determination of a more severe impact than had had been anticipated by the 2040 GP EIR. The potential impacts associated with the proposed Project have been fully analyzed and disclosed within the 2040 General Plan EIR. Where impacts have been identified, the 2040 General Plan EIR incorporates policies and mitigation measures to reduce such impacts.

5. The project will undertake feasible mitigation measures specified in the general plan update EIR.

When applicable, subsequent development after Project approval would implement feasible mitigation measures and policies as specified in the 2040 General Plan EIR. These mitigation measures and policies would be implemented by the Project through project design, compliance with regulations and ordinances.

CONCLUSION

The proposed Project has been reviewed in compliance with CEQA guidelines and requirements. Pursuant to CEQA Guidelines Section 15183, the proposed Project is consistent and is covered by the City of Stockton 2040 General Plan EIR. The Project, as is, would not require further documentation to be cleared under CEQA.



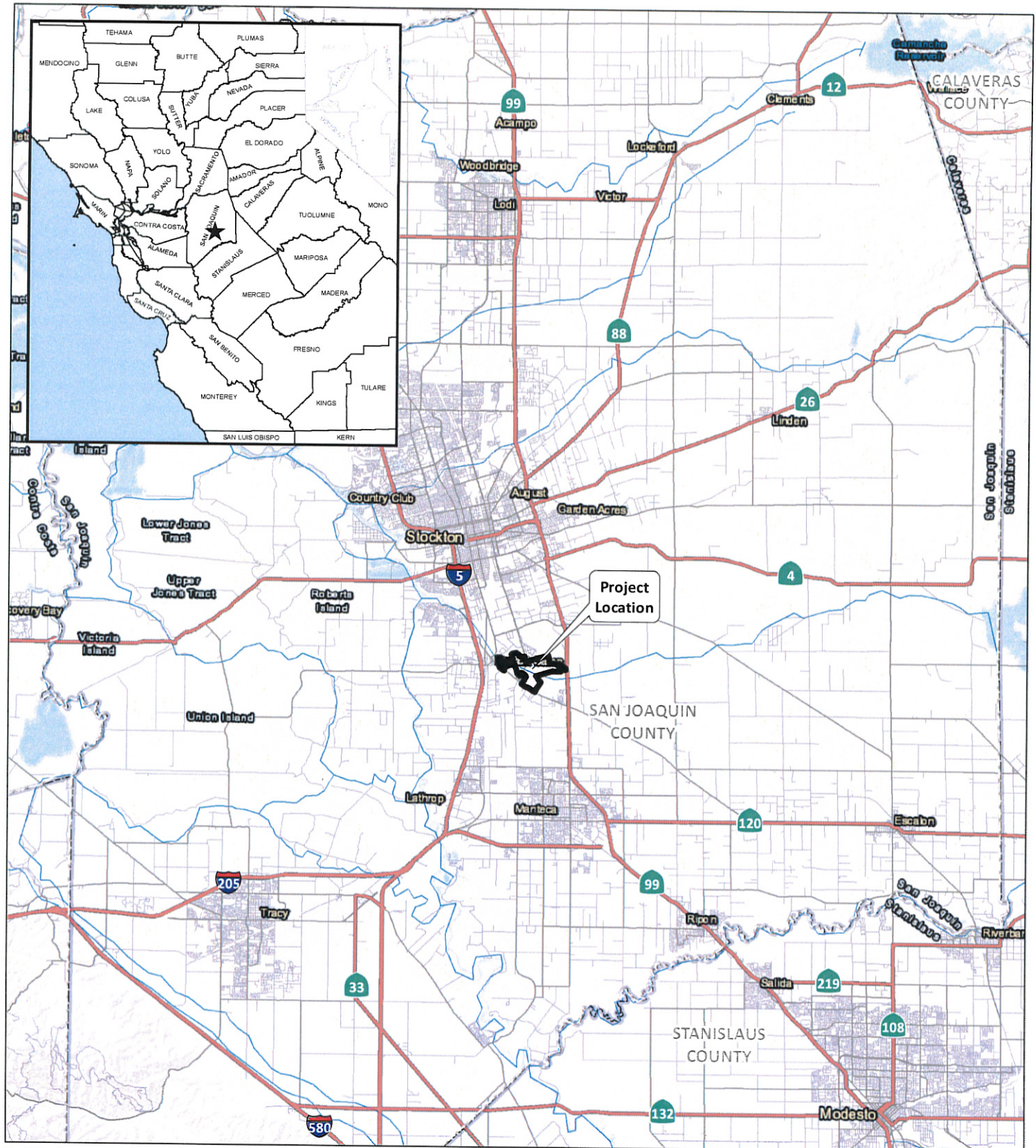
Attachments:

Attachment 1: Regional Location

Attachment 2: Project Vicinity

Attachment 3: Proposed Zoning Changes and Legal Description

Attachment 4: Existing 2040 General Plan Land Use Map Designations



LSA

LEGEND

 Project Location

ATTACHMENT 1



0 13200 26400
FEET

SOURCE: ESRI Imagery (2016)

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Tidewater Project
San Joaquin County, California
LSA Project No. ARO1601
Regional Location



LSA

LEGEND

 Project Boundary

ATTACHMENT 2



0 1000 2000
FEET

SOURCE: ESRI World Imagery (08/2016)

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Tidewater Project
San Joaquin County, California
LSA Project No. ARO1601
Project Vicinity on Aerial Base

PROPERTY LIST:

ARMOTO PARTNERS, LLC
 3400 E. EIGHT MILE RD
 STOCKTON, CA 95212
 APN 177-050-04
 APN 177-050-05
 APN 177-100-07
 APN 177-100-35

FIVE CORNERS GROUP LLC
 8606 S. AIRPORT WAY
 STOCKTON, CA 95206
 APN 177-050-09

ABBREVIATION:

BK. BOOK
 D.N. DOCUMENT NUMBER
 O.R. OFFICIAL RECORDS
 EX EXISTING
 VOL. PROPOSED
 COS CITY OF STOCKTON
 SJC SAN JOAQUIN COUNTY
 (R) RADIAL BEARING








REFERENCES:

(R1) O.R. 715-191, SJCR
 (R2) D.N. 2009-119451, SJCR
 (R3) BK 35 OF SURVEYS, PAGE 39, SJCR
 (R4) PARCEL 1, O.R. 1784-559

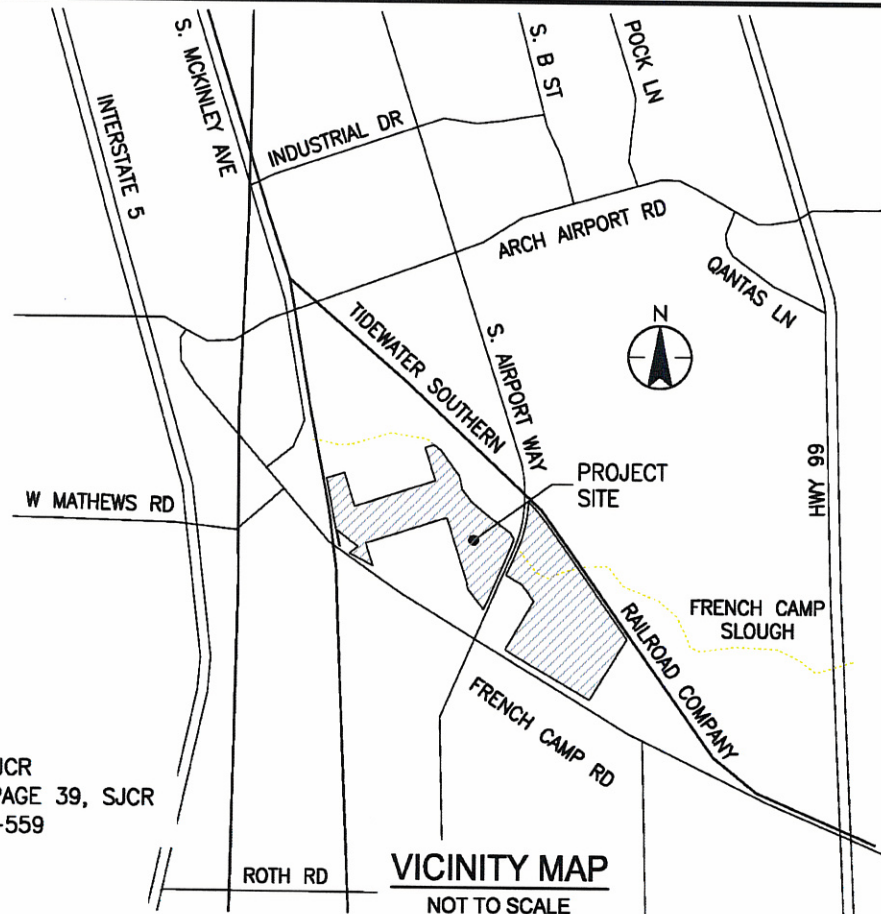
BASIS OF BEARINGS:

A COURSE OF S47°29'54"E FOR THE
 SOUTHWESTERLY LINE OF 72-FT WIDE
 TIDEWATER SOUTHERN RAILWAY CO (R3)

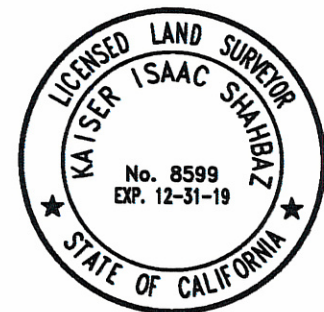
CITY ZONING LEGEND

	RL - RESIDENTIAL, LOW DENSITY
	IL - INDUSTRIAL, LIMITED
	OS - OPEN SPACE
	CG - COMMERCIAL
	PF - PUBLIC FACILITIES
	RM - RESIDENTIAL MEDIUM-DENSITY
	RH - RESIDENTIAL, HIGH-DENSITY

PORTION OF SECTIONS 26, 27, 38 & 39 C.M. WEBER GRANT,
 EL RANCHO DEL CAMPO DE LOS FRANCESES, SAN JOAQUIN
 COUNTY, CALIFORNIA

SHEET INDEX:

1. VICINITY MAP
2. EXISTING ZONING PLAT
3. PROPOSED ZONING PLAT
4. EXISTING ZONING PLAT
5. PROPOSED ZONING PLAT
6. TABLE OF LINES AND CURVES COURSES EXISTING PLAT
7. TABLE OF LINES AND CURVES COURSES PROPOSED PLAT



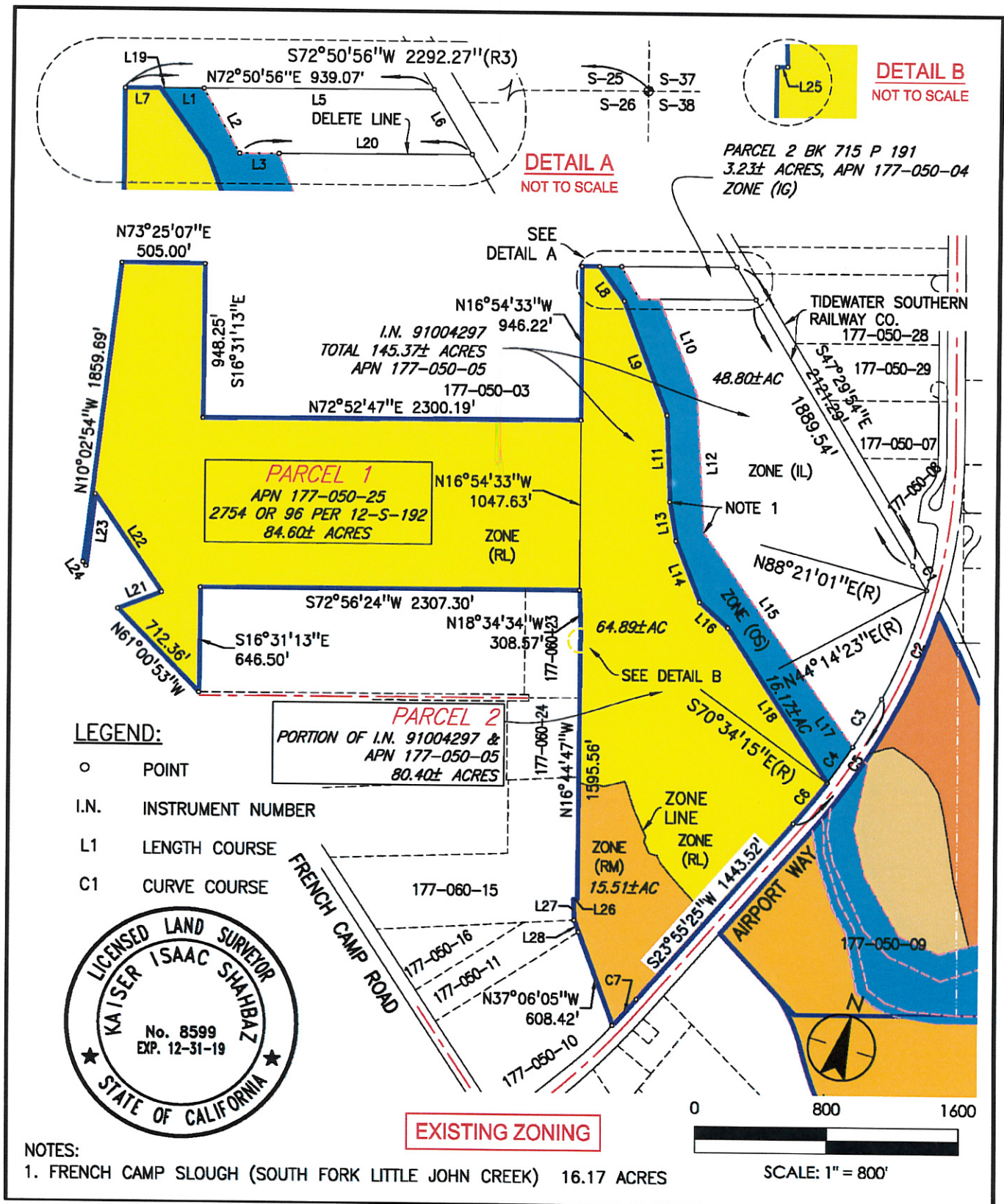
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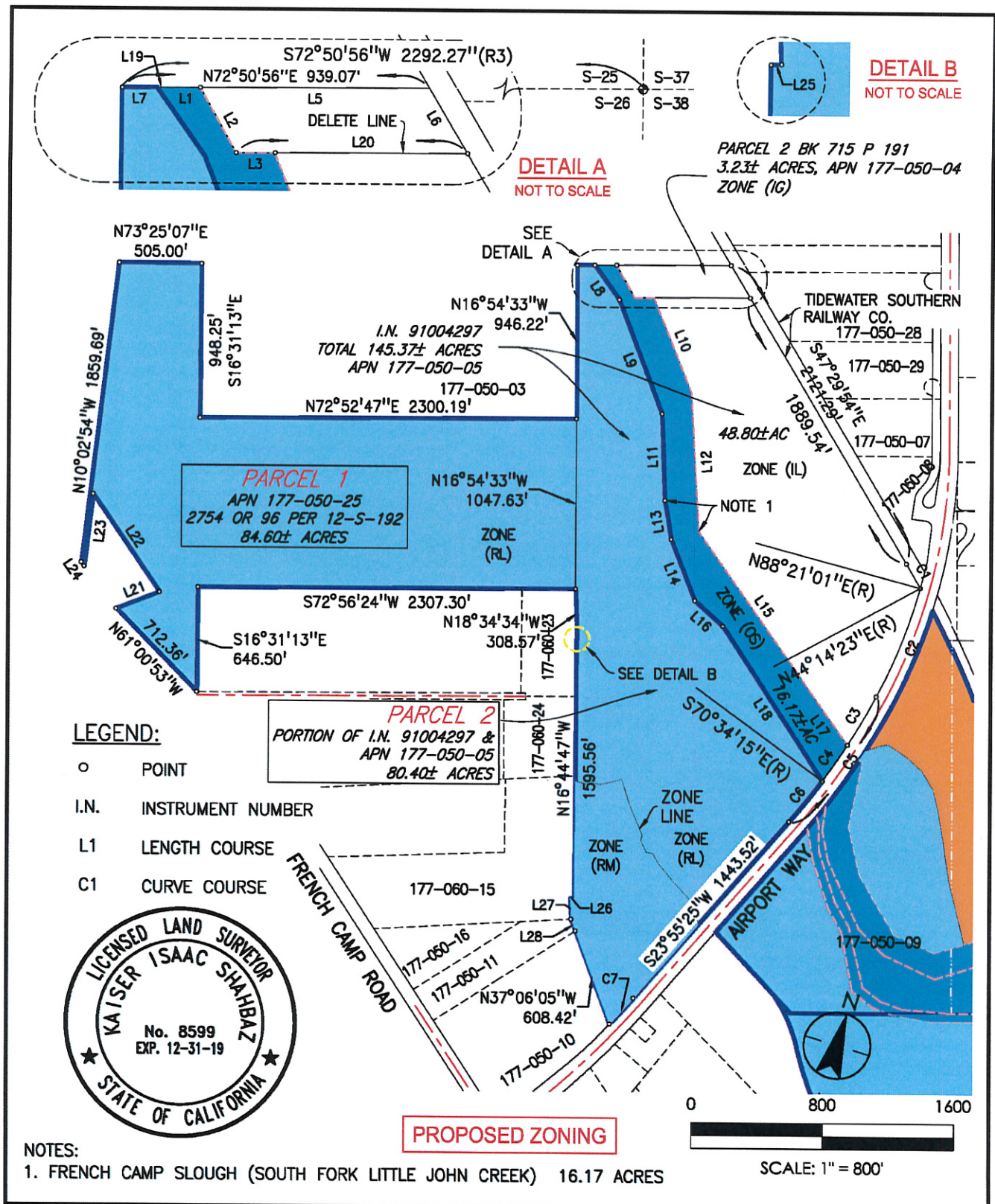
ATTACHMENT 3

Page 1 of 7

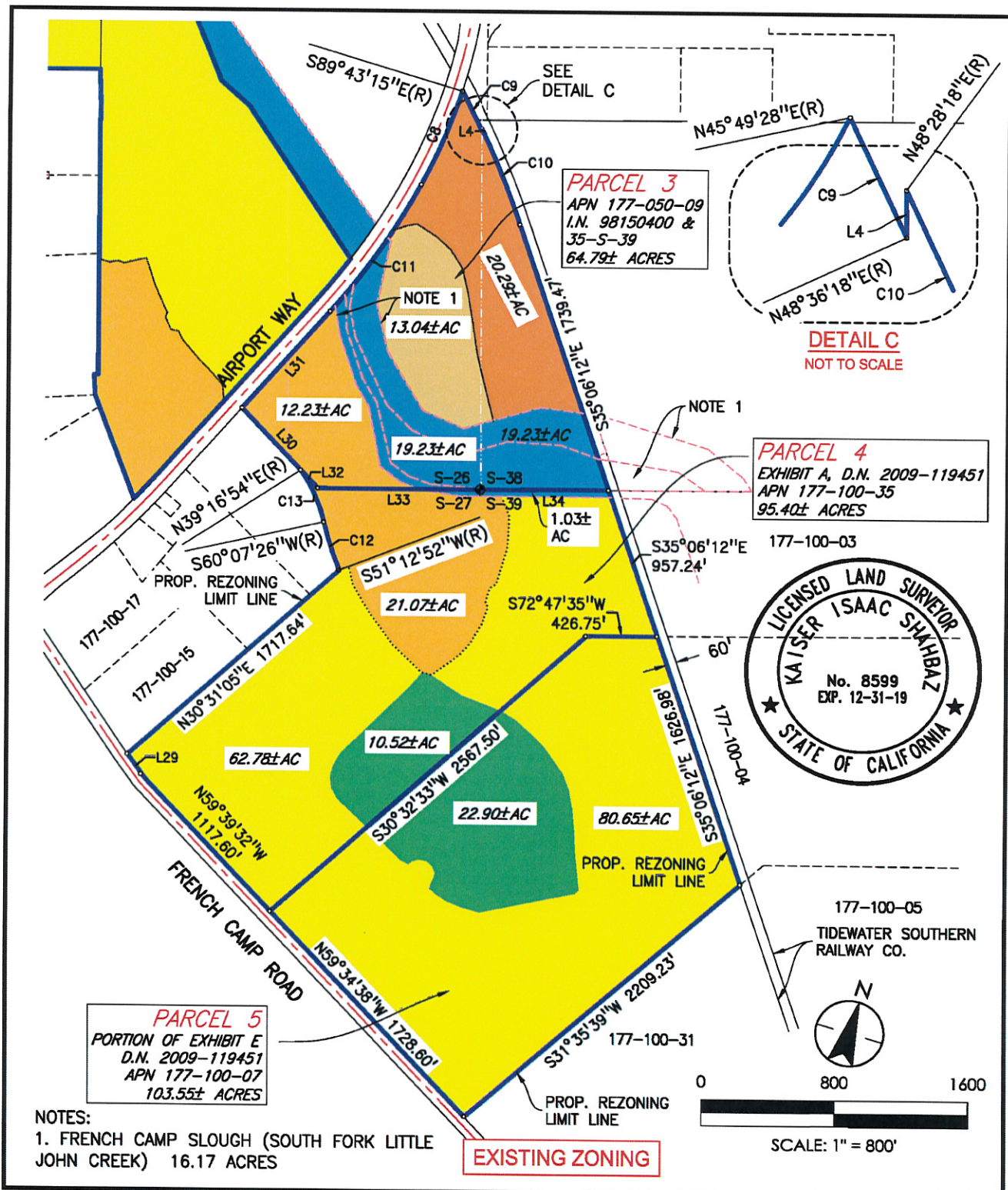
Tidewater Project
 San Joaquin County, California
 LSA Project No. ARO1601

Proposed Zoning Changes





LSA



LSA

ATTACHMENT 3

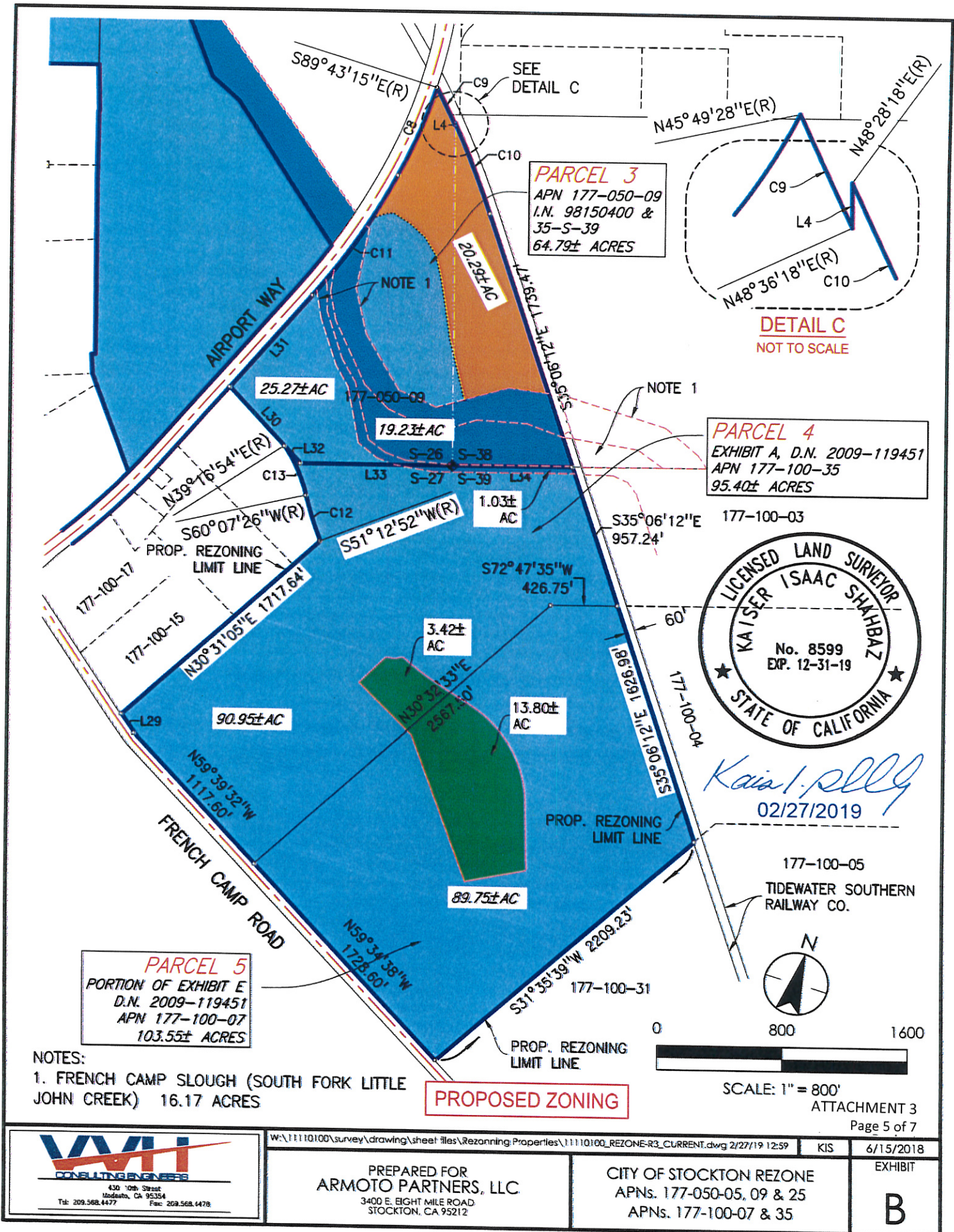
Page 4 of 7

Tidewater Project

San Joaquin County, California

LSA Project No. ARO1601

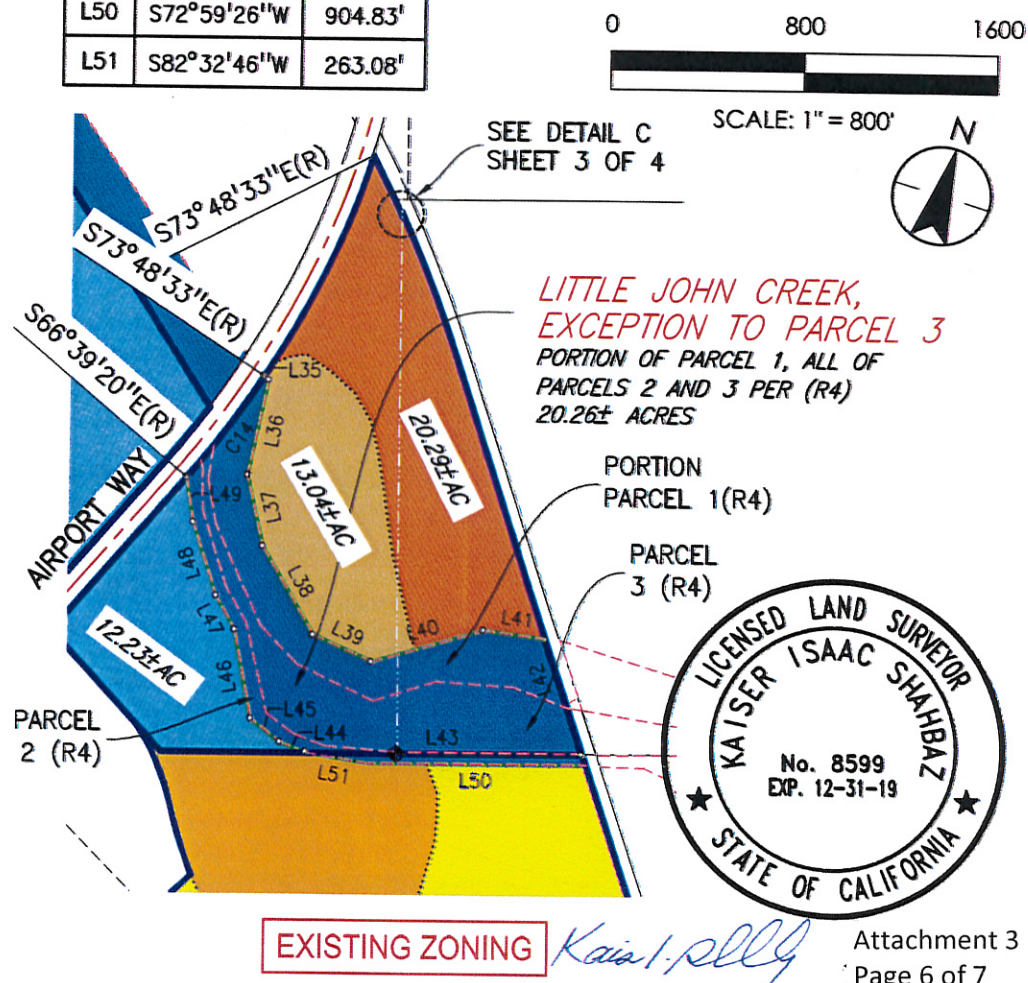
Proposed Zoning Changes



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N72°50'56"E	132.74'
L2	N45°54'04"W	228.12'
L3	S72°50'56"W	119.49'
L4	N17°29'06"W	14.79'
L5	N72°50'56"E	699.84'
L6	S47°29'54"E	231.75'
L7	N72°50'56"E	106.49'
L8	N52°14'33"W	259.81'
L9	N37°38'43"W	748.49'
L10	S38°39'58"E	625.76'
L11	N19°12'13"W	532.90'
L12	S20°14'18"E	855.23'
L13	N26°16'23"W	243.29'
L14	N38°10'43"W	403.72'
L15	S51°46'53"E	1,212.90'
L16	N64°46'53"W	233.07'
L17	S52°00'03"E	383.84'
L18	N49°42'38"W	1,127.24'
L21	N51°39'07"E	284.48'
L22	N51°00'53"W	726.65'
L23	S10°02'54"E	449.19'
L24	N51°00'53"W	30.51'
L26	N72°50'36"E	24.00'
L27	N19°52'24"W	130.00'
L28	N37°06'05"W	77.80'
L29	N51°58'18"W	184.20'
L30	N59°37'35"W	522.94'
L31	N23°55'25"E	804.44'
L32	S59°37'35"E	150.86'
L33	N73°06'35"E	980.42'
L34	N72°55'58"E	770.05'
L35	S65°29'20"E	25.31'
L36	S5°11'20"E	405.87'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L37	S29°43'20"E	300.54'
L38	S47°06'20"E	423.14'
L39	S82°39'40"E	266.18'
L40	N56°59'50"E	486.51'
L41	N80°39'50"E	255.14'
L42	S35°07'11"E	504.97'
L43	S72°59'23"W	1,149.98'
L44	N84°31'28"W	116.10'
L45	N68°36'50"W	153.57'
L46	N27°31'20"W	374.37'
L47	N46°15'40"W	160.55'
L48	N34°47'10"W	319.01'
L49	N26°13'20"W	188.56'
L50	S72°59'26"W	904.83'
L51	S82°32'46"W	263.08'

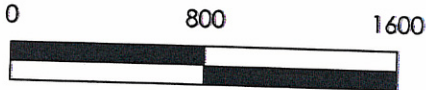
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CURVE	DELTA	RADIUS	LENGTH
C1	1°44'17"	5693.65'	172.71'
C2	12°34'25"	3295.00'	723.08'
C3	4°46'58"	4144.56'	345.97'
C4	3°43'21"	4144.56'	269.27'
C6	4°29'40"	4144.56'	325.11'
C7	2°34'10"	4856.15'	217.78'
C8	10°38'41"	3405.00'	632.59'
C9	2°46'48"	5693.65'	276.27'
C10	6°25'27"	5702.70'	639.40'
C11	12°59'59"	4254.56'	965.31'
C12	8°54'34"	2028.00'	315.35'
C13	20°50'32"	972.00'	353.58'
C14	7°09'13"	4254.56'	531.19'



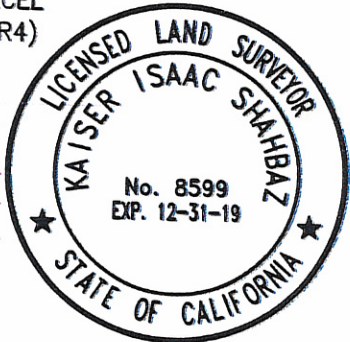
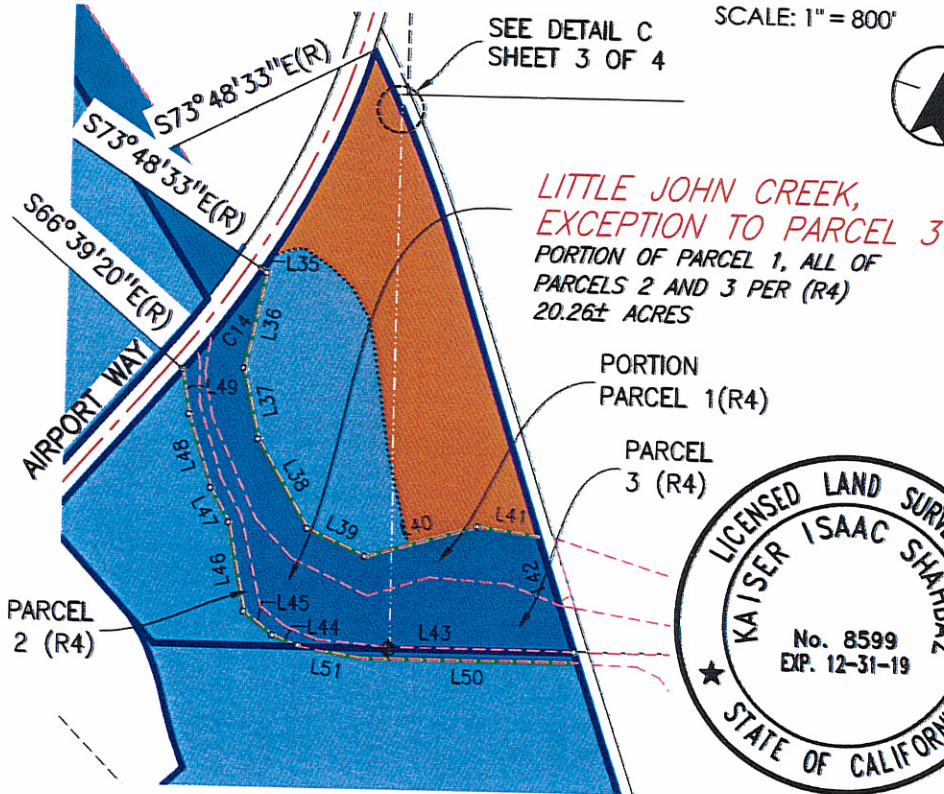
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SCALE: 1" = 800'



PROPOSED ZONING

Kaiser Isaac Shahbaz

Attachment 3
Page 7 of 7



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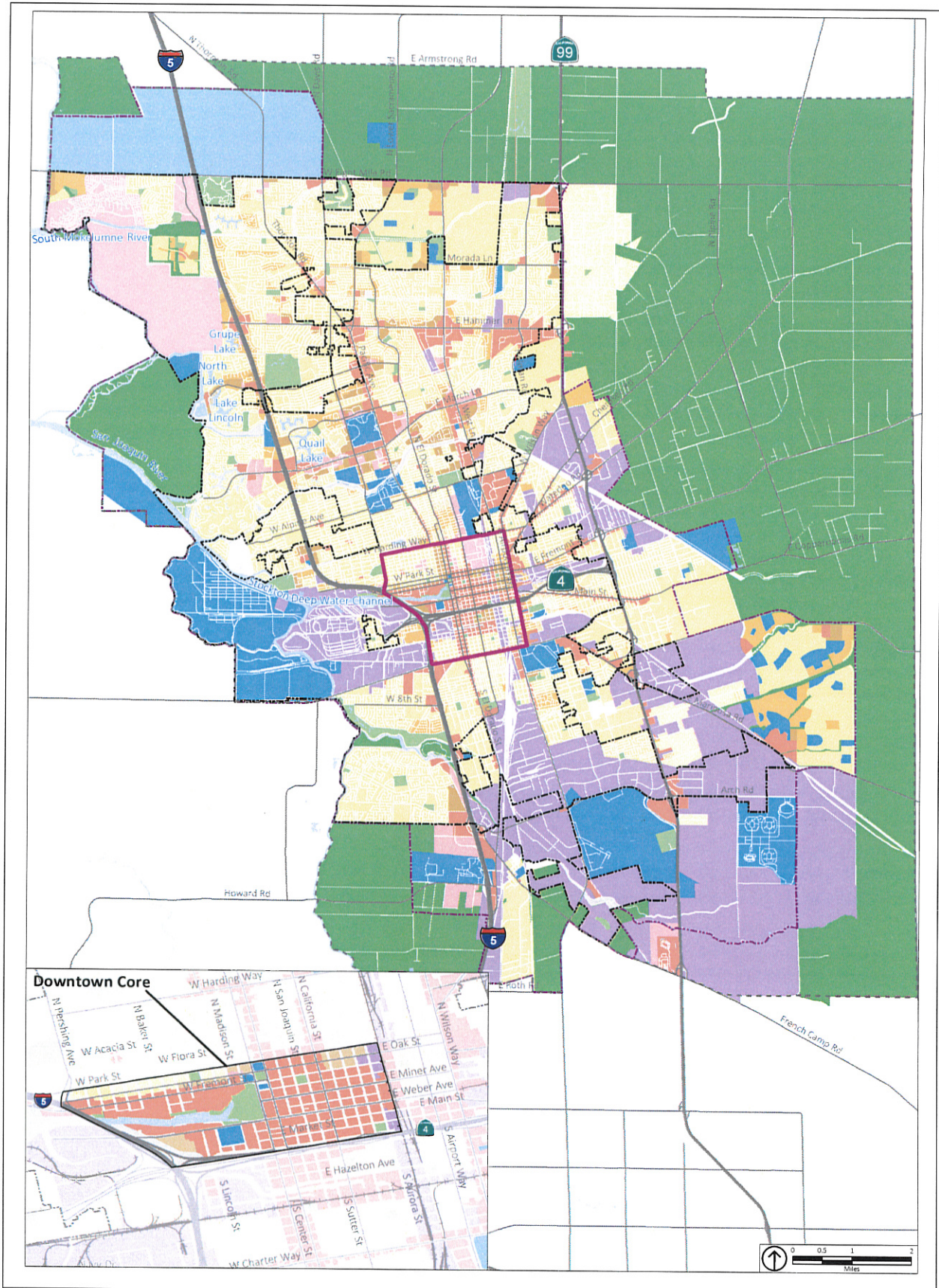
PREPARED FOR
ARMOTO PARTNERS, LLC
3400 E. EIGHT MILE ROAD
STOCKTON, CA 95212

CITY OF STOCKTON REZONE
APNs. 177-050-05, 09 & 25
APNs. 177-100-07 & 35

KIS 6/15/2018

EXHIBIT

B



LSA

LEGEND

- | | | | | |
|----------------------------|-----------------------------|-----------------------------------|----------------------------|---------------------------|
| Residential Estate | Mixed Use | Economic and Education Enterprise | City Limit | Greater Downtown Boundary |
| Low Density Residential | Commercial | Institutional | Sphere of Influence | |
| Medium Density Residential | Administrative Professional | Parks and Recreation | General Plan Planning Area | |
| High Density Residential | Industrial | Open Space/Agriculture | | |

ATTACHMENT 4

Tidewater Project
 San Joaquin County, California
 LSA Project No. ARO1601

Existing 2040 General Plan Land Use Map Designations