

NOTICE OF PREPARATION

ENVIRONMENTAL IMPACT REPORT
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
CITY OF STOCKTON

August 7, 2019

To: (See attached distribution list)

From: City of Stockton, Lead Agency
Community Development Department
345 N. El Dorado Street
Stockton, CA 95202

SUBJECT: **V.A. OFF-SITE IMPROVEMENTS PROJECT**
NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL
IMPACT REPORT PURSUANT TO PUBLIC RESOURCES CODE §21080.4 AND
CALIFORNIA CODE OF REGULATIONS TITLE 14, §15082(a)

The City of Stockton Municipal Utilities Department (COSMUD) is the project proponent and therefore the Lead Agency for the above-referenced project under CEQA. On behalf of COSMUD, the Stockton Community Development Department will prepare a Supplement to the City's certified 2018 EIR for the Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements for the proposed project. The Lead Agency wants to know your agency's views with respect to environmental information that should be included in the EIR, provided it is germane to your agency's statutory responsibilities. Your agency may need to use this EIR in connection with future approvals.

The project description, location and the probable environmental effects of the project are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. We respectfully request that you return your comments to david.kwong@stocktonca.gov or the above-noted address **by 5:00 p.m. on September 9, 2019.**

If you have any questions regarding this matter, please contact Community Development Director David Kwong at (209) 937-8266 or david.kwong@stocktonca.gov.

Governor's Office of Planning & Research

AUG 09 2019

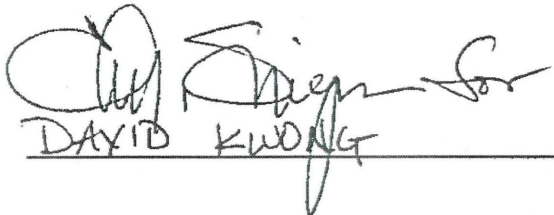
STATE CLEARINGHOUSE

PROJECT DESCRIPTION/LOCATION:

The United States Department of Veterans Affairs (VA) proposes to construct and operate a Community Based Outpatient Clinic (CBOC) and Community Living Center (CLC), with associated improvements, on approximately 37 acres of a 58.5-acre site located west of Manthey Road in the unincorporated area of San Joaquin County immediately south of the City of Stockton. The proposed CBOC-CLC is located on federally-owned land. The VA prepared an Environmental Assessment (EA) for the project and adopted a Finding of No Significant Impact (FONSI) under the National Environmental Policy Act (NEPA). The VA is in the process of finalizing a Supplemental EA and FONSI for the project. The CBOC-CLC requires the provision of wastewater and water utility services; the City of Stockton has agreed to provide these services.

The City's proposed project would construct water and sanitary sewer lines connecting existing City facilities with the CBOC-CLC site. The proposed water line, approximately 1.1 mile in length, would connect to an existing line in Wolfe Road with the existing Weston Ranch Reservoir and then run east and south along Yettner Road and South Manthey Road to the CBOC-CLC site. The proposed 1.4-mile wastewater line would extend from French Camp Road to the CBOC-CLC along Wolfe Road, Yettner Road and South Manthey Road. The location of the proposed facilities is shown on the attachments.

DAVID KWONG, DIRECTOR
STOCKTON COMMUNITY DEVELOPMENT DEPARTMENT



DAVID KWONG

8-7-19
Date

Glenn Elliott
Office of Construction and Facilities
Management (CFM)
1175 Nimitz Ave, Suite 210
Vallejo, CA 94592

Katti Zand
CFM Project Manager
U.S. Department of Veterans Affairs
1175 Nimitz Ave, Suite 210
Vallejo, CA 94592

Tanya Perry, Project Manager
Marstel-Day, LLC
701 Kenmore Avenue, Suite 220
Fredericksburg, VA 22401

US Fish and Wildlife
Ms. Jennifer Noris
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Lozeau Drury
1939 Harrison Street, Suite 150
Oakland, CA 94612

San Joaquin Valley Air Pollution Control
District
4800 Enterprise Way
Modesto, CA 95356

San Joaquin Public Works Department
1810 E Hazelton Ave
Stockton, CA 95205

San Joaquin County Community
Development Department
1810 E Hazelton Ave
Stockton, CA 95205

Monica Nino
San Joaquin County CAO
44 N San Joaquin St #640
Stockton, CA 95202

Michael Cockrell
SJ County Office of Emergency Services
2101 E Earhart Ave Suite 300
Stockton, CA 95206

San Joaquin COG
555 E Weber Ave
Stockton, CA 95202

San Joaquin County Clerk
44 N San Joaquin Street #260
Stockton, CA 95202

Gemma Biscocho
Stockton Municipal Utilities Dept
2500 Navy Drive
Stockton, CA 95206

Stockton Public Works Department
425 N El Dorado St
Stockton, CA 95202

John Luebberke
City Attorney
425 N El Dorado St
Stockton, CA 95202

David Kwong
Stockton Community Development
345 N El Dorado Street
Stockton, CA 95202

City Manager
City of Stockton
425 N El Dorado St
Stockton, CA 95202

State Clearinghouse
1400 Tenth Street, Suite #12
Sacramento, CA 95814

Mike McDowell
Stockton Community Development
345 N El Dorado Street
Stockton, CA 95202

ATTACHMENT A

NOTICE OF PREPARATION, SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT VA OFF-SITE IMPROVEMENTS PROJECT

A.1 Project Location

The proposed project is in unincorporated San Joaquin County adjacent to southwest Stockton (see attached Figures 1 through 4). The project site is within Sections 1 and D of Township 1 North, Range 6 East, Mt. Diablo Base and Meridian. The latitude of the approximate center of the project alignment (intersection of Yettner Road and South Manthey Road) is 37° 53' 39" North, and the longitude is 121° 17' 22" West.

A.2 Project Background

The U.S. Department of Veterans Affairs (VA) proposes to construct and operate a Community-Based Outpatient Clinic and a Community Living Center (CBOC-CLC) at 6505 South Manthey Road in the community of French Camp, an unincorporated community in San Joaquin County south of Stockton (Figure 5). The purpose of the CBOC-CLC is to improve, realign, and expand medical services to military veterans in the Central Valley. The CBOC-CLC will be constructed on approximately 37 acres of a 58.5-acre parcel adjacent to and north of San Joaquin General Hospital. The CBOC will be a four-story structure, approximately 158,000 gross square feet in floor area, that will provide various medical services. The CLC will be a resident patient facility consisting of three buildings with a total of 120 beds, along with a community center. The project will also include associated utility buildings and infrastructure. The CBOC-CLC proposes to obtain potable water and wastewater collection services through connection with the water and sewer systems of the City of Stockton.

In accordance with the National Environmental Policy Act (NEPA), the VA has prepared an Environmental Assessment (EA) for the CBOC-CLC. The EA analyzes the potential environmental impacts of the CBOC-CLC, including development of the CBOC-CLC site as well as options for provision of water and wastewater services in accordance with NEPA requirements. However, as the City proposes extension of new water and sanitary sewer services to the CBOC-CLC site, and as the City is responsible for maintenance and improvement of its water and sanitary sewer systems, it is obligated to implement the requirements of the California Environmental Quality Act (CEQA). Consequently, the City has determined that a CEQA document should be prepared for the proposed off-site water and sanitary sewer improvements.

The City recently completed an update to its general plan and certified an EIR for the plan, known as Envision Stockton 2040, together with updated infrastructure master plans, in December 2018. The plans and EIR consider anticipated land development in the project

vicinity and the extension of water and sanitary sewer utilities needed to serve anticipated urban development in the project area; these planned utilities include elements of the proposed project. The City determined that CEQA review needs for the project would be best met by considering the analysis contained in a Supplement to the Envision Stockton 2040 EIR, which would tier from the information contained in the more-generalized Envision Stockton 2040 analysis and provide project-specific information as needed to meet CEQA requirements. The environmental concerns to be addressed in the Supplemental EIR are outlined below.

A.3 Project Objectives

The objective of the project is to provide potable water and sanitary sewer collection service for the proposed CBOC-CLC in the community of French Camp.

A.4 Project Details

The project proposes an extension of water and sanitary sewer lines from existing City facilities in southwest Stockton to the CBOC-CLC site (see attached Figures 5 and 6). The proposed 16-inch water main would extend from the existing Weston Ranch Reservoir east along Yettner Road and south along South Manthey Road to the CBOC-CLC site, all within existing road right-of-way. The 16-inch line will also extend west along the extension of Yettner Road through private land to an existing City 18-inch line in Wolfe Road. The total length of the proposed off-site water line would be approximately 1.1 miles.

The proposed sanitary sewer line would extend from an existing City maintenance hole at the intersection of French Camp Road and Wolfe Road south along Wolfe Road as a 42-inch line; a 21-inch line would extend east along the extension of Yettner Road in an acquired easement to existing Yettner Road; from this point, a 15-inch line would extend east along the Yettner Road right-of-way to South Manthey Road, then as a 12-inch line south along South Manthey Road right-of-way to the CBOC-CLC. The total length of the off-site sewer line would be approximately 1.4 miles.

The VA project will retain stormwater from the site and adjacent street frontage improvements in on-site basins. No City storm drainage facilities are available to serve the VA project. The proposed off-site improvements involve installation of underground pipelines and restoration of existing surface conditions after construction and will not generate any substantial new runoff or need for drainage improvements.

A primary concern will be potential construction noise, dust and glare effects where the project alignment is near existing residential uses in Weston Ranch and along Yettner Road. Dust control and construction hours requirements will be defined in the contract documents, and these issues will be discussed in detail in the EIR.

A.5 Issues to be Analyzed in the Supplemental EIR

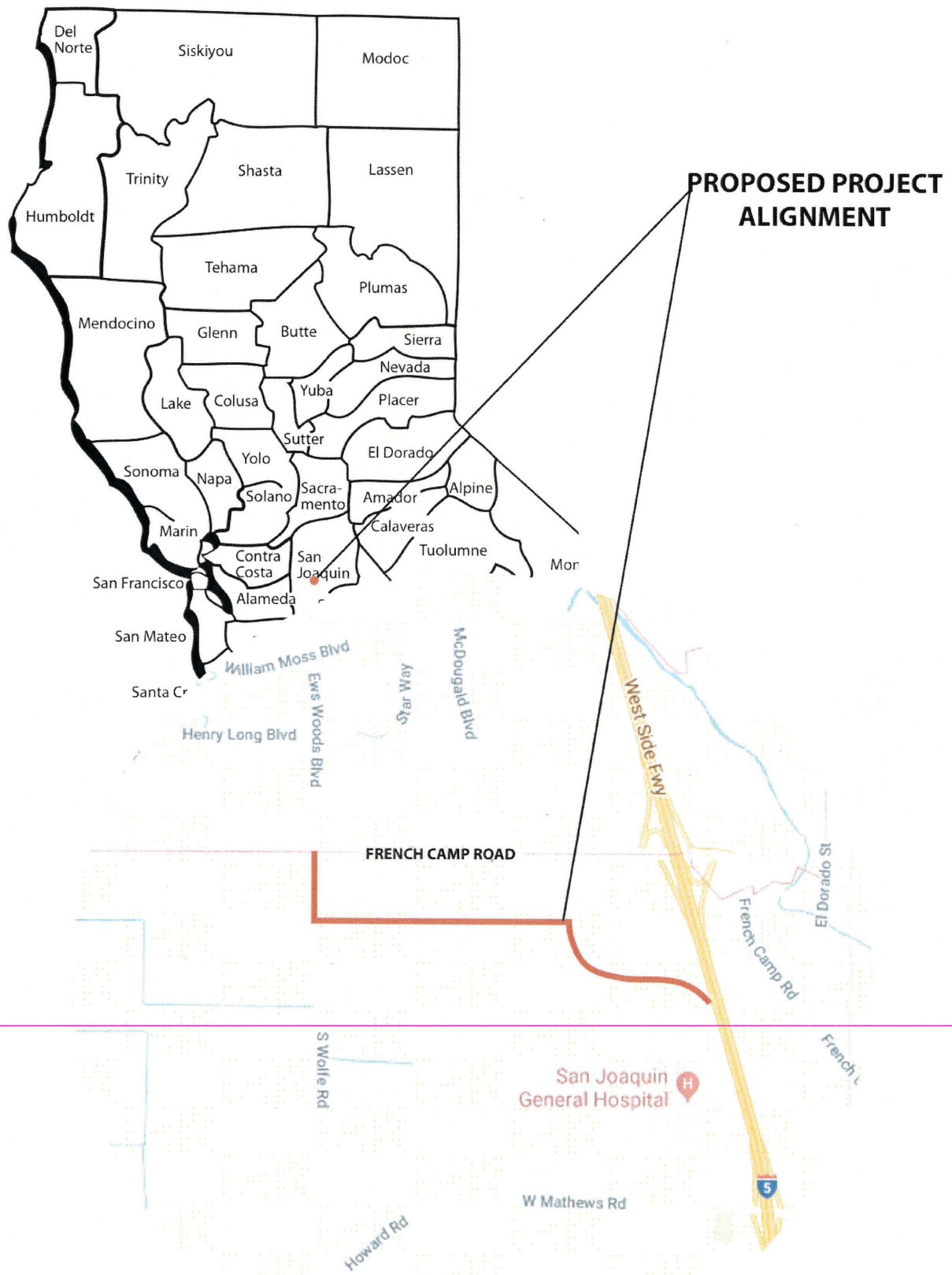
The City will prepare a supplement to the certified EIR for the Envision Stockton 2040 General Plan Update. The Supplemental EIR (SEIR) will identify the potential environmental effects of the project, the degree to which these effects were addressed in the General Plan Update EIR and, if significant environmental effects were identified, whether adequate mitigation measures were prescribed and how they would apply to the proposed project. The SEIR will determine whether these effects have been adequately analyzed with respect to the project; if additional analysis is required, it will be provided in the SEIR. The SEIR would consider the following potential environmental issues and concerns:

- Aesthetics and Visual Resources – Short-term visual and aesthetic impacts of pipeline construction. Incorporation of limitations on construction hours and glare control requirements into the project construction documents.
- Agricultural Resources – Temporary and permanent effects of pipeline construction and right-of-way acquisition on agricultural lands.
- Air Quality – Quantification of construction air pollutant emissions, comparison to adopted significance thresholds, and potential impacts on nearby residences or other sensitive receptors. Incorporation of dust control requirements into the project construction documents.
- Biological Resources – Temporary and permanent effects of pipeline construction and right-of-way acquisition on special-status species, migratory birds, wetlands and other sensitive habitat areas. Construction impacts on special status species nesting and foraging activities.
- Cultural Resources – Existence of historical and archaeological resources on and near the project alignments. Potential construction impacts on known and undiscovered historical and archaeological resources.
- Energy – Energy consumption associated with project construction and whether such consumption would be wasteful or inefficient.
- Geology, Soils, and Mineral Resources – Soil disturbance and erosion associated with project construction, and exposure of proposed facilities to geologic and seismic hazards.

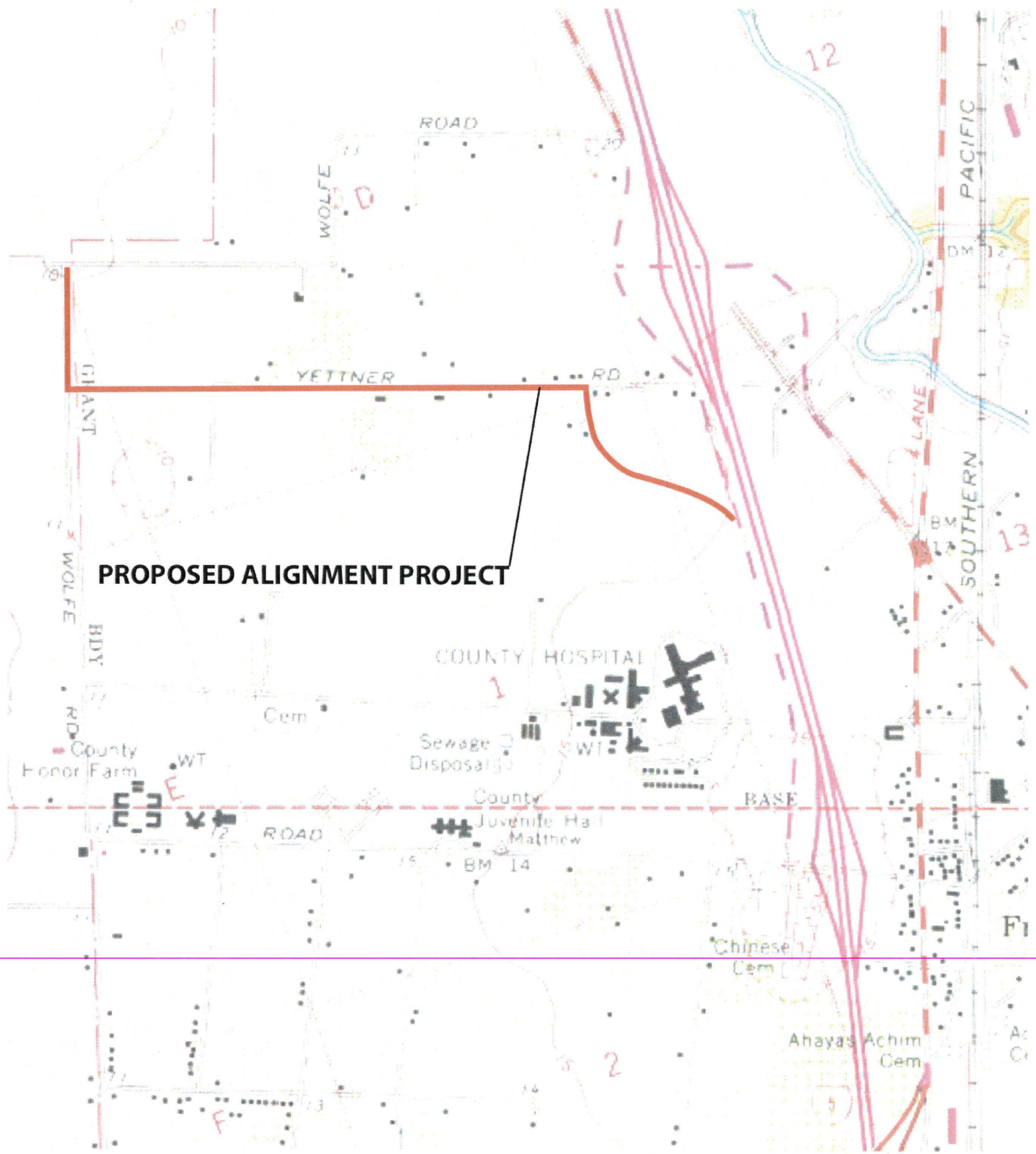
- Greenhouse Gas Emissions – Construction GHG emissions and consistency with applicable GHG management plans, including the Stockton Climate Action Plan.
- Hazards and Hazardous Materials – Existence of environmental contamination on and near project site. Transportation, use and storage of hazardous materials during the construction process, potential for environmental contamination from releases and prevention systems.
- Hydrology and Water Quality – Impacts of project construction on surface and groundwater resources, storm water runoff and water pollution control. Exposure of proposed facilities to potential 100-year and 200-year flooding hazards.
- Land Use – Consistency of proposed facilities with applicable existing land use plans and ordinances, relationship to planned urban growth and growth-inducing impact analysis.
- Noise – Construction noise levels and impacts on nearby noise-sensitive land uses. Incorporation of limitations on construction hours and other application noise control requirements into the project construction documents.
- Population and Housing – Impacts on proposed right-of-way acquisition and project construction on existing population and housing. Impacts of urban infrastructure extension on population growth and housing needs.
- Public Services and Recreation – The relationship between proposed infrastructure improvements and existing and future public services and more specifically whether the project would require new or expanded facilities for agencies responsible for fire protection, police protection, schools, parks and recreation.
- Transportation – Construction-related vehicular traffic and impact on traffic flow in streets and intersections in area and creation of traffic hazards. Potential direct effects on existing facilities of, or accessibility to, pedestrian and bicycle ways and other alternative travel modes.
- Tribal Cultural Resources – Potential impacts of the project on resources of potential importance to local tribes, including the results of tribal consultation as required by AB 52.
- Utilities and Service Systems – Environmental impacts of any modification or extension of water, wastewater, storm drainage, solid waste, and other utility services that may be connected to the project.

- Wildfire – Potential effects of the project on or exposure to wildfire hazard risks.
- Cumulative Impacts – Summary of the potential cumulative impacts of the project in the listed resource areas, based on their analysis in Envision Stockton 2040 EIR and the CBOC-CLC Environmental Assessment.
- Alternatives to the Proposed Project – Summary of alternatives considered in the Envision Stockton 2040 EIR and the CBOC-CLC Environmental Assessment and additional alternatives analysis of the project, if warranted.
- Growth-Inducing Impacts – Consideration of the potential effects of the proposed utility infrastructure extension on planned or potential urban development in the southwest Stockton area, including growth-inducing impact analysis provided in the Envision Stockton 2040 EIR.

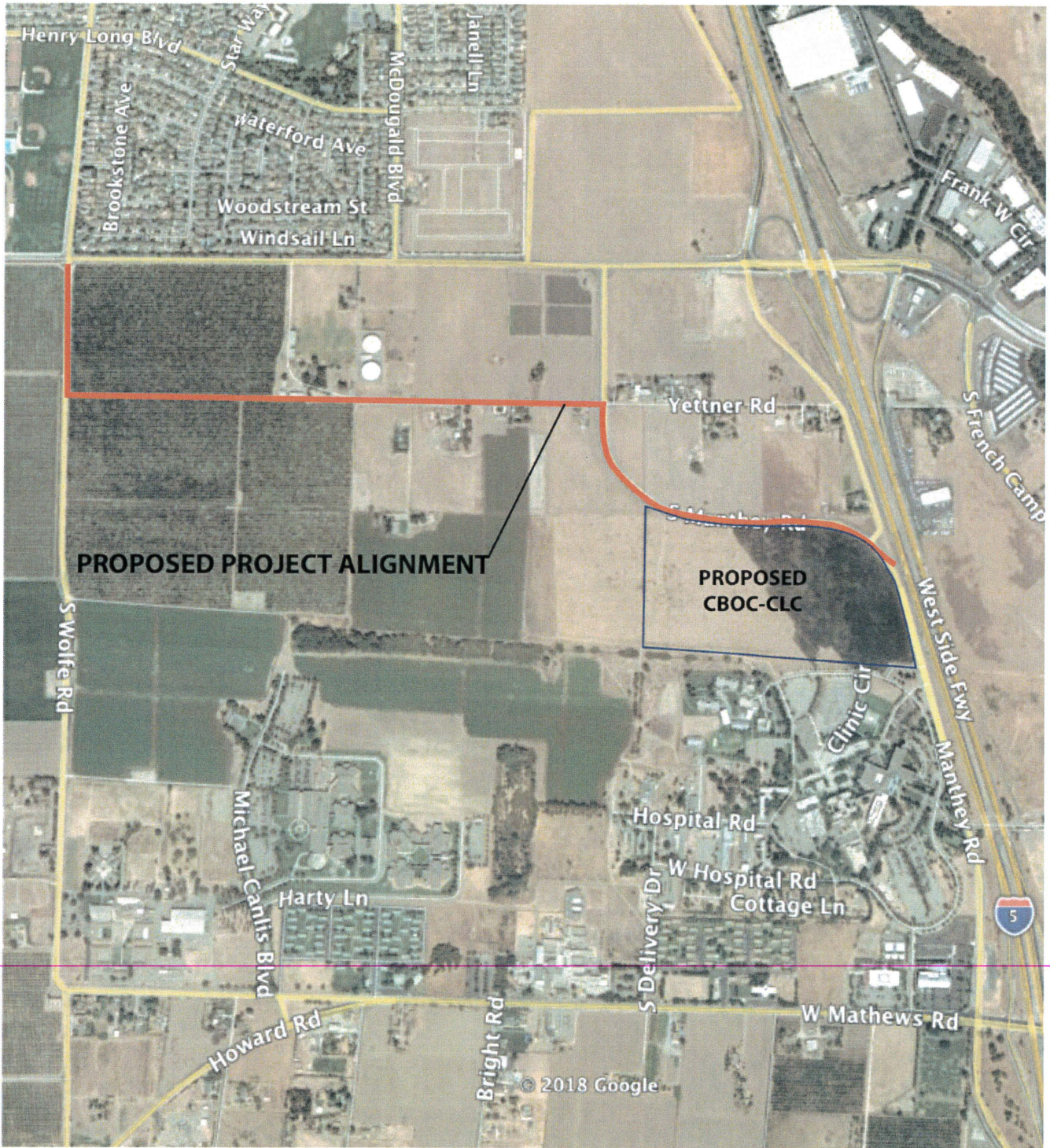
Based on comments received in response to this Notice of Preparation (NOP), the scope of or issues addressed in the SEIR may be modified as required.

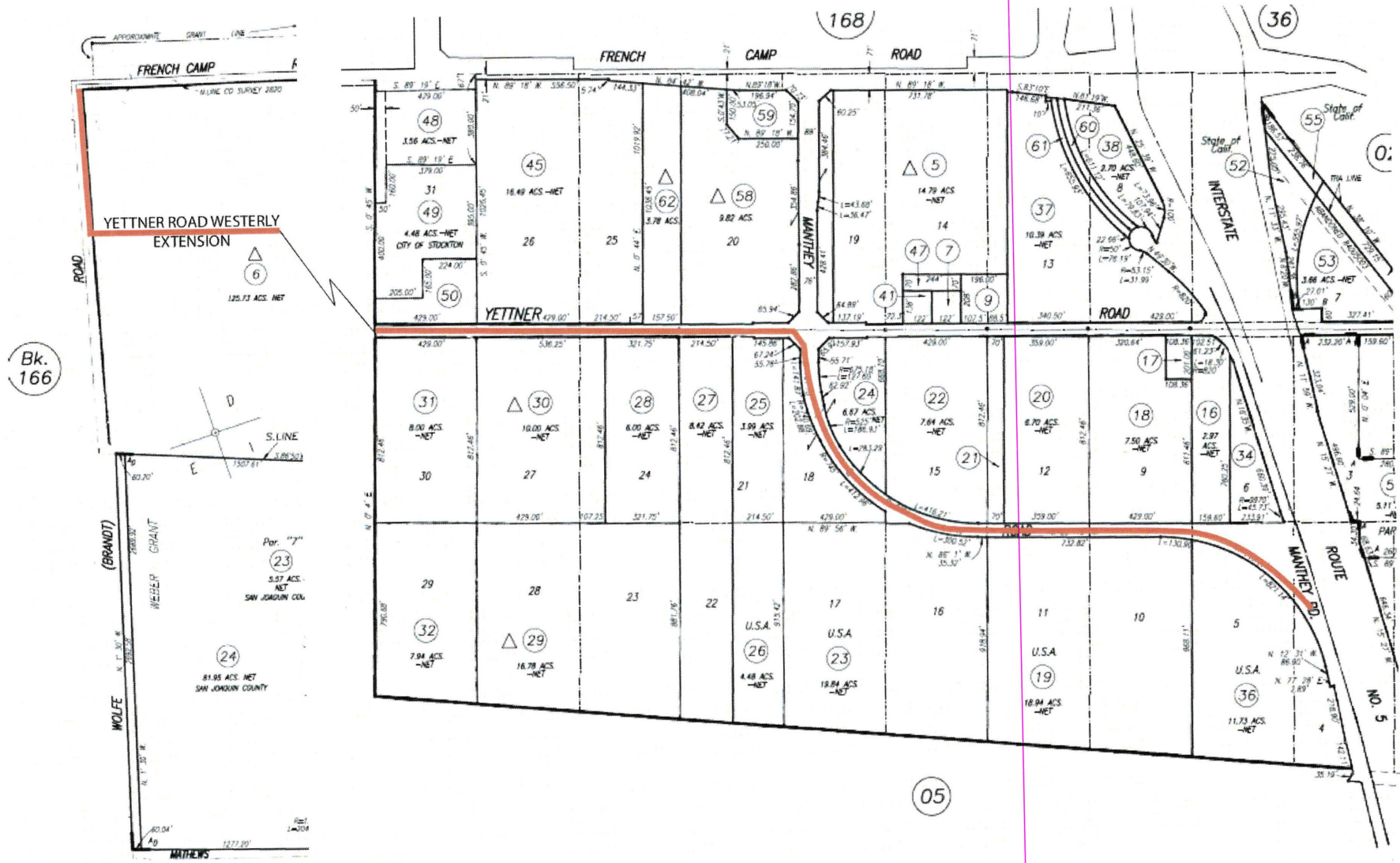


SOURCE: www.csac.counties.org
and Google Maps



SOURCE: Stockton West USGS Quadrangle Map, T1N, R6E, S1, 1968.



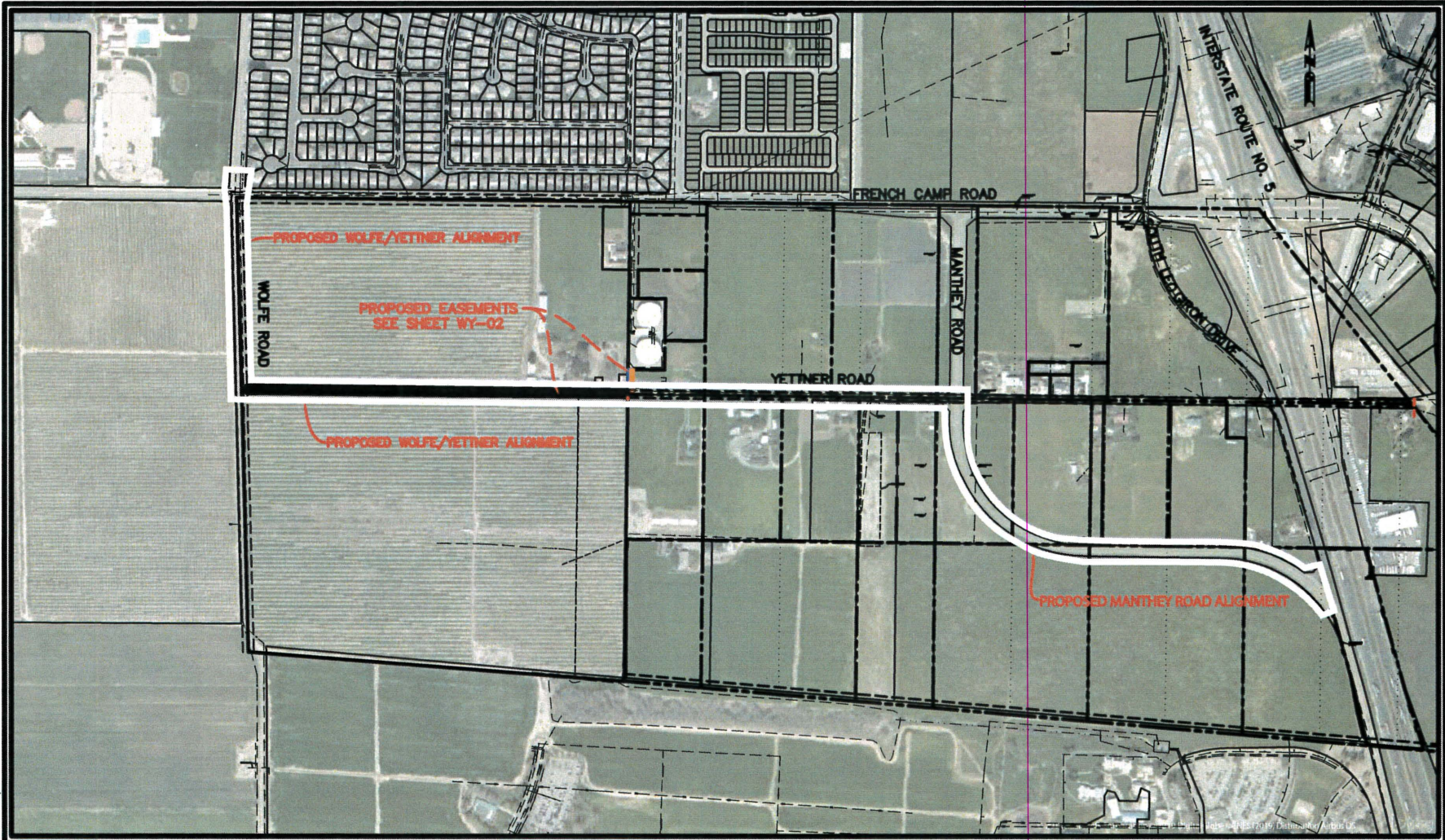


SOURCE: San Joaquin County Assessor's Office, 193-06-36,19,18,22,23,25,27,28,30,31. 193-05-06



Figure 4
ASSESSOR PARCEL MAP





FILE SPEC: C:\Users\j_rasmussen\Documents\Projects\Improvements\Map\DWG\Map\022_000\Utilities\Exhibit - Exhibit.dwg
 DATE: Jan 22, 2018 10:30am

SUBMITTAL	
%	Date

NO.	DESCRIPTION	DATE	APPR.

PROPOSED UTILITY EASEMENT CONSTRUCTION

NORTH ORIENTATION

DESIGN BY: MRC	DRAWING SCALE:
DRAWN BY: DRC	HORZ: 1" = 250'
CHECK BY: MRC	ORIGINAL DRAWING SCALE:
HORIZONTAL DATUM: COSAS3_ZONE 3	0 1/2" = 1"
VERTICAL DATUM: NAVD83	

KJELDSSEN SINNOCK NEUDECK
 CIVIL ENGINEERS & LAND SURVEYORS
 www.ksninc.com

7111 N. Pershing Avenue
 Stockton, CA 95203
 209-945-0268
 1550 Harbor Drive, Suite 212
 West Sacramento, CA 95691
 916-403-5900

U.S. DEPARTMENT OF VETERANS AFFAIRS
 CBOC & CLC - STOCKTON

**PROPOSED UTILITY EASEMENT EXHIBIT
 WOLFE / YETTNER ALIGNMENT**

DATE: JANUARY 2018
 SHEET IDENTIFICATION: **WY - 01**
 XSN PROJECT FILE NO: 2173-0300



Figure 6
 PROPOSED PROJECT SITE