
NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: June 7, 2022
TO: Responsible Agencies, Interested Parties, and Organizations
SUBJECT: **Gill Medical Center Project (PA-1900240 [SA], PA-2000019 [DA], & PA-2000014 [ER]) (SCH#2020010176)**

San Joaquin County is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has prepared a Draft Environmental Impact Report (EIR) for the Gill Medical Center Project (Project). Currently, the County is requesting comment on the adequacy of the Draft EIR's environmental analysis. If you are an agency with statutory responsibilities in connection with the proposed Project, the EIR has been provided to assist you with preparation of any future permits or other approvals for the Project.

San Joaquin County circulated a Notice of Preparation for the Project to responsible agencies, trustee agencies, and interested persons for a 30-day review and comment period in January 2020 (see Draft EIR Appendix A). During the review period, two scoping meetings were held on February 5, 2020. The first meeting was held from 3:30 to 5:00p.m. and the second from 5:30 to 7:00p.m. Both meetings were held at the San Joaquin County Public Health Auditorium. The Draft EIR evaluates environmental resource issues as outlined in Appendix G of the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et sec., as amended December 28, 2018).

Lead Agency Name and Address: San Joaquin County 1810 East Hazelton Ave Stockton, CA 95205	Project Manager and Phone Number: Stephanie Stowers, Senior Planner, San Joaquin County Community Development Department (209) 468-9653
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Project Location: The Gill Medical Center Project is located in the southwest quarter (SW ¼) of Section 35, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, approximately 500 feet north of the current boundaries of the City of Stockton in unincorporated San Joaquin County, California. The proposed 42.4-acre Project site is located at 11000 North West Lane and encompasses all or portions of three existing legal parcels totaling 60.8 acres; Assessor's Parcel Numbers (APNs): 059-080-07, 059-080-29, & 059-080-30.

Project Description: The Gill Medical Center Project (Project) includes development of a ±42.4-acre health center and hospital campus built to California Department of Health Care Access and Information (HCAI) 1 Standards (formerly the Office of Statewide Health Planning and Development), in two phases. Phase 1 includes a 36,000-square-foot single story 12-bed hospital including emergency room, labor, delivery, emergent medicine, and outpatient surgery services. Phase 2 includes an additional three-story 140,000-square-foot 100-bed full-service hospital with emergency helistop landing area, and a two-story 60,000-square-foot medical office building. The Project includes landscaping, circulation, parking and onsite water, wastewater and stormwater utility improvements commensurate with phased development. Phase 1 construction is planned for 2024 and Phase 2 for 2030.

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The Project seeks the following entitlements/approvals from San Joaquin County:

- Site Approval (application number PA-1900240)
- Development Agreement (application number PA-2000019)
- Lot Line Adjustment (application to be submitted), and
- Eight Mile Road Precise Road Plan Amendment to allow proposed Phase 2 driveway access to Eight-Mile Road (application to be submitted)
- Water Supply Assessment approval pursuant to Senate Bill 610 and California Water Code Section 10910 (application to be submitted)

Draft EIR Document Review and Availability: The public review and comment period for the Draft EIR will extend for 45 days **starting June 7, 2022 and ending July 22, 2022**. Due to the COVID-19 pandemic, printed hard copies will not be available to the public. However, the Draft EIR can be viewed and/or downloaded from the County website using the following links:

Draft EIR:

<https://www.sjgov.org/commdev/cgi-bin/cdyn.exe/file/APD%20Documents/PA-1900240/EIR%20Pt1.pdf>

Draft EIR Appendices:

<https://www.sjgov.org/commdev/cgi-bin/cdyn.exe/file/APD%20Documents/PA-1900240/EIR%20Pt2.pdf>

San Joaquin County Planning Commission Meeting: The San Joaquin County Planning Commission will consider and accept public comment on the adequacy of the Draft EIR at their regularly scheduled meeting on July 21, 2022 at 6pm, or as soon as the matters can be heard thereafter. San Joaquin County Planning Commission meetings are held at the San Joaquin County Administration Building, 44 N. San Joaquin St, #640, Stockton.

Comments/Questions: Comments and/or questions regarding the Draft EIR may be directed to Stephanie Stowers, Senior Planner at ssowers@sjgov.org or to the address below:

Stephanie Stowers, Senior Planner
San Joaquin County Community Development Department
1810 East Hazelton Ave
Stockton, CA 95205