

CITY OF STOCKTON
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: May 18, 2022

TO: Responsible and Trustee Agencies, Organizations, and Interested Parties

FROM: City of Stockton, Community Development Department (Lead Agency)

SUBJECT: **NOTICE OF PREPARATION, EIR FOR GCRM HOMELESS NEW LIFE DORMITORY**

PROJECT TITLE: Gospel Center Rescue Mission Homeless New Life Dormitory

CITY PROJECT FILE #: P21-1188

The City of Stockton will prepare an Environmental Impact Report (EIR) for the Gospel Center Rescue Mission Homeless New Life Dormitory (hereafter, the "Project") pursuant to Section 15021 of the California Environmental Quality Act (CEQA) Guidelines. Section 15082 of the CEQA Guidelines requires that the City prepare this Notice of Preparation (NOP) to provide to the Office of Planning and Research, responsible and trustee agencies, and other interested parties with sufficient information describing the Project and its potential environmental effects to enable the responsible agencies and other parties to make a meaningful response. The project description, location and the probable environmental effects to be addressed in the EIR are contained in the attached materials.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period running from May 23, 2022, to June 21, 2022. The City welcomes your input regarding the content of the EIR during the NOP review period. In the event the City has not received either a response or a well-justified request for additional time by a responsible agency by the end of the review period, the City may presume that the responsible agency has no response to the NOP (CEQA Guidelines Section 15082[b][2]).

If you have any questions regarding this matter, or would like to submit comments on behalf of your agency/organization or as an individual, please contact or submit your comments to the City's Project Manager at:

City of Stockton
Community Development Department
Attention: Nicole Moore
345 N. El Dorado Street
Stockton, CA 95202
Nicole.Moore@stocktonca.gov.

ATTACHMENT A
NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
GOSPEL CENTER RESCUE MISSION HOMELESS
NEW LIFE DORMITORY

A.1 PROJECT LOCATION

The Gospel Center's proposed New Life Dormitory is located at 435 South San Joaquin Street in Stockton, California. The project site is a single parcel occupied by two existing residential structures; the site is identified as Assessor Parcel Number (APN) 149-066-070. The site is shown in an un-sectioned portion of U.S. Geological Survey's Stockton West, California, 7.5-minute quadrangle map as being within Township 1 North and Range 6 East of the Mt. Diablo Base and Meridian. The approximate latitude and longitude of the project site is 37° 56' 55" North and 121° 17' 11" West, respectively.

A.2 BACKGROUND

The project is in an existing urban area and the site is presently occupied by two residential structures constructed in 1904. The existing buildings contain 19 residential beds currently used by the Gospel Center Rescue Mission for homeless housing. Both structures are of historic age and have been evaluated for their potential historic significance by qualified architectural historians. Both structures were deemed eligible for listing on the National Register of Historic Places, the California Register and as a City of Stockton Landmark and are considered historically significant. The buildings embody the distinctive characteristics of a multi-family house built in the Free Classic Queen Anne style.

The proposed project will involve demolition of the two existing structures, and construction of the proposed 178-bed shelter. The project will therefore have a significant adverse effect on historic resources. There is no known feasible alternative or mitigation measure that would reduce the effect of the project on historic properties to a less than significant level. Therefore, the project requires the preparation of an Environmental Impact Report (EIR).

The EIR will be focused on the cultural resources effect of the project associated with demolition of the existing buildings. The EIR will, however, address the range of other potential environmental effects of the proposed project as listed in Appendix G of the CEQA Guidelines. The level of analysis will be scaled to the potential for occurrence of significant environmental effects in each environmental issue area.

A.3 PROJECT DESCRIPTION

The proposed project is the demolition of two existing buildings on the project site and the construction and operation of the proposed, three-story 178-bed, dormitory for homeless people in the City of Stockton and vicinity. The facility will include one to four-bed sleeping rooms and be equipped with laundry facilities, counseling and educational resources, fitness gym, and activity rooms.

The project site is designated and zoned for general commercial development in the City of Stockton, and the project is allowable with a Use Permit. In addition to a Use Permit, the project would require Site Plan/Design Review approval, building and grading permits from the City, and encroachment permits for work in City streets.

A.4 ISSUES TO BE ANALYZED IN THE EIR

The City of Stockton has determined that an Environmental Impact Report (EIR) will be prepared for the project. The EIR, which is in preparation, will consider the potential environmental effects of the project, any mitigation measures needed to reduce significant environmental effects to a less than significant level and alternatives to the project. Concerns to be addressed in the EIR are summarized below.

Aesthetics and Visual Resources

The EIR will consider the aesthetic effects of building demolition, the size and architectural character of the proposed structure and related improvements, their relationship to surrounding development and general consistency with City of Stockton design standards, together with potential lighting impacts.

Air Quality

The EIR will quantify demolition, construction and operational air pollutant emissions associated with the project, their relationship to state and federal standards and applicable emissions thresholds.

Biological Resources

The EIR will document the existing biological resources of the project site and the potential biological effects of building demolition and construction. The EIR will describe the project's effects on sensitive wildlife resources, if any, and mitigation for such effects provided by the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

Cultural Resources

The EIR will document the results of a cultural resources record search and historical resource evaluation of the two existing buildings on the site and their historic significance. The EIR will describe the potential historic resources effect of the demolition of the structures; the EIR will explore and discuss potential mitigation options and project alternatives that could conceivably reduce potential cultural resources effects to a less than significant level. The EIR will also include consideration of the potential effects of proposed development on as yet-undiscovered historical and/or archaeological resources.

Energy

The EIR will consider and discuss predicted energy consumption associated with the project, along with conservation measures associated with the siting and operation of the project generally and those that would be incorporated into proposed buildings.

Geology, Soils, and Mineral Resources

The EIR will describe the general geology of the project area, geotechnical and seismic hazards, soil quality and erosion potential, suitability of soil for development, potential project impact on accessibility of mineral resources, and potential effects on paleontological resources.

Greenhouse Gas (GHG) Emissions

The EIR will quantify the significance of construction and operational GHG emissions associated with the project and the project's consistency with applicable GHG management plans, including the Stockton Climate Action Plan.

Hazards and Hazardous Materials

The EIR will document the presence or absence of any documented environmental contamination on and near the project site based on a Phase 1 Environmental Site Assessment prepared for the project.

Hydrology and Water Quality

The EIR will briefly describe the surface and groundwater hydrologic resources of the project site and exposure to flooding hazards. Storm water volume and quality and required conformance with adopted City of Stockton storm water quality protection and treatment standards will also be addressed.

Land Use, Population, and Housing

The EIR will document the project's consistency with the Stockton General Plan, zoning, and other applicable land use plans and ordinances, along with the potential direct and indirect impacts of the project on population growth and housing needs.

Noise

The EIR will describe the existing noise environment and the potential effects of project construction and operation on sensitive land uses adjacent to and near the project.

Public Services and Recreation

The EIR will document existing public service providers responsible for the project on completion. The EIR will consider the need for new or expanded facilities for fire protection, police protection, schools, and parks and recreation, and the potential impacts of any new or expanded public facilities on the environment.

Transportation

The EIR will document existing transportation systems serving the project site and vicinity and quantify new traffic associated with project residents. The EIR will consider the effect of any new transportation demands on existing transportation systems.

Utilities

The EIR will describe existing utility systems serving the project site and any necessary extension of water, wastewater, storm drainage, solid waste or other utilities to serve the project and the potential environmental impacts of those extensions.

Cumulative Impacts

The EIR will consider the potential cumulative impacts of the project in all of the above-listed resource areas, based primarily on the analysis of citywide environmental effects in the recently adopted Envision Stockton General Plan 2040 EIR.

Alternatives to the Proposed Project

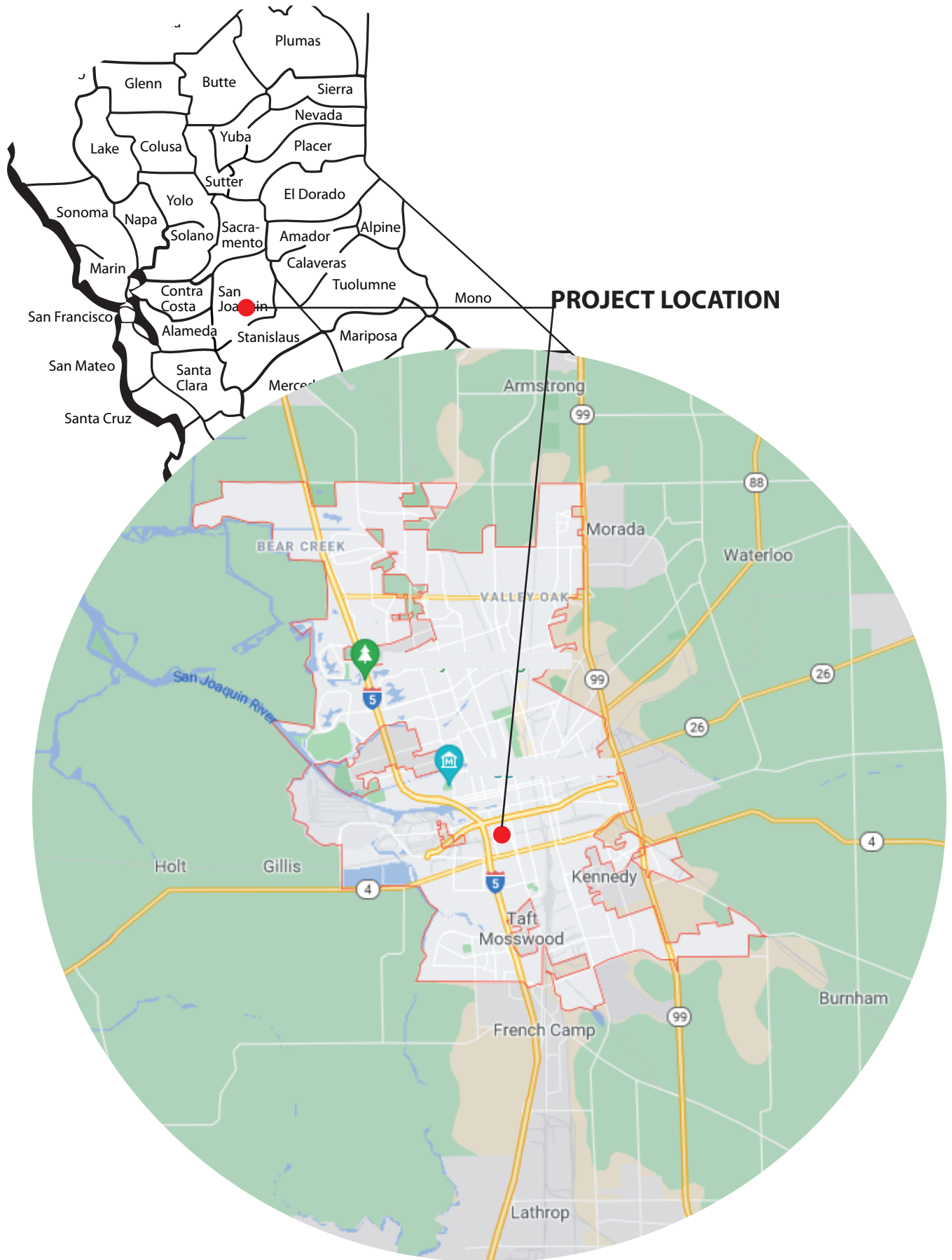
The EIR will evaluate the comparative environmental effects of a reasonable range of alternatives to the proposed project, including the required No Project Alternative. The alternatives to be analyzed is to be determined.

Growth-Inducing Impacts

The EIR will consider direct and indirect potential effects of the proposed project on planned or potential urban development in the project vicinity.

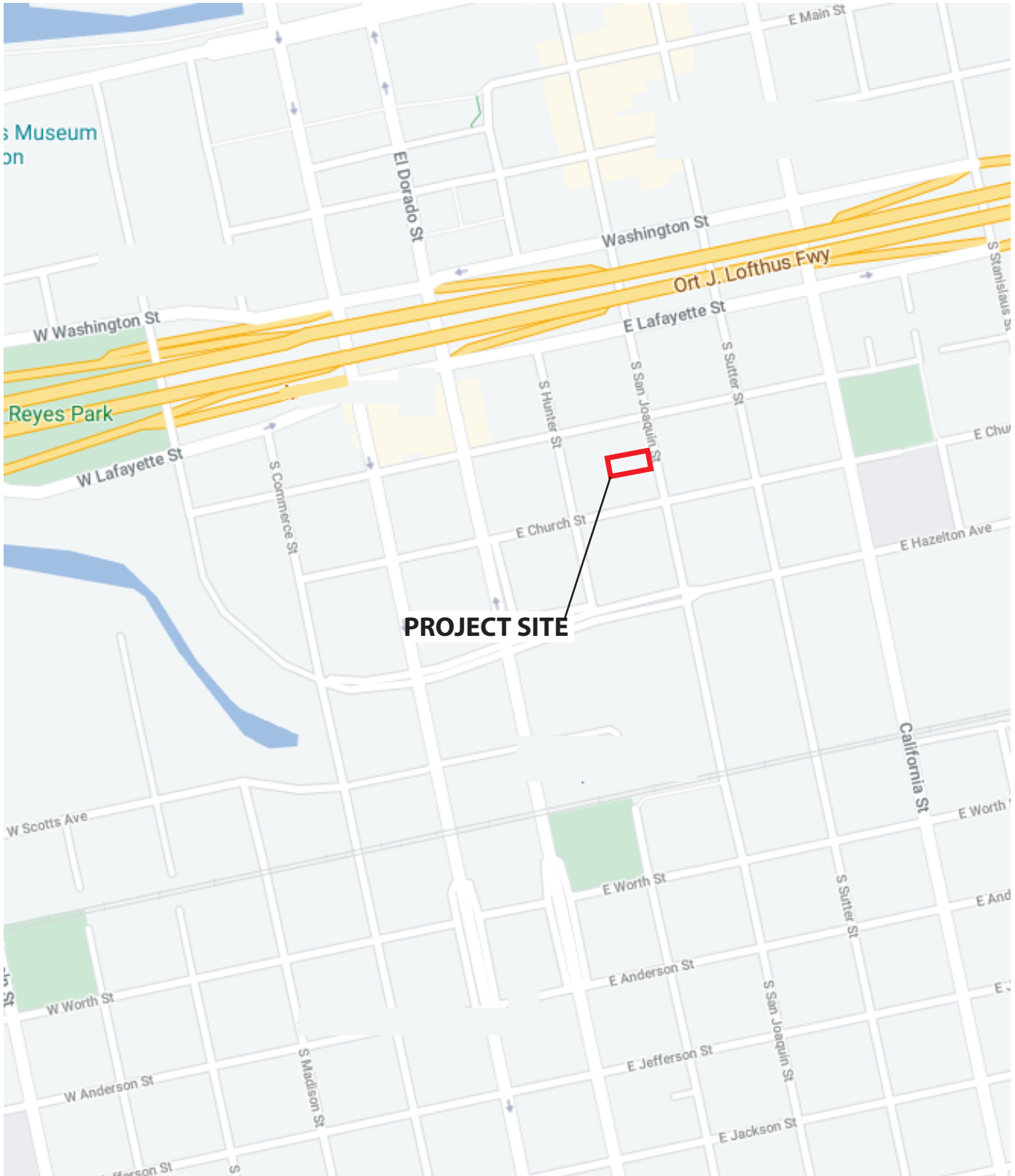
Environmental Justice

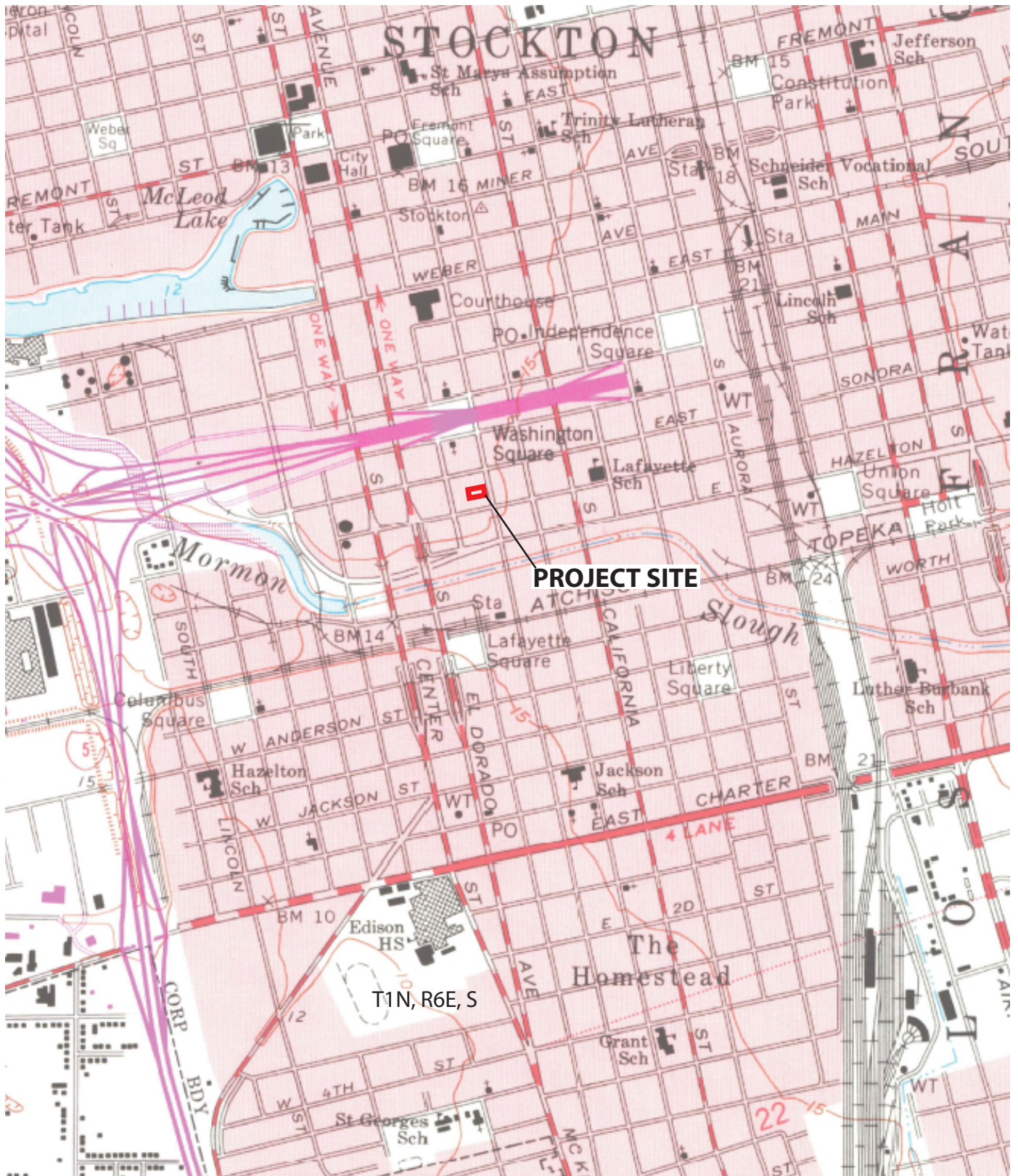
The State is taking a more active role on environmental justice issues in land use and environmental planning. The EIR will discuss environmental justice concerns as they apply to the project.



PROJECT LOCATION

Figure 1
REGIONAL PROJECT LOCATION





SOURCE: Stockton West USGS Map, 1968, T1N, R6E. No Section number exists for this site



SOURCE: Google Earth

Provided by:

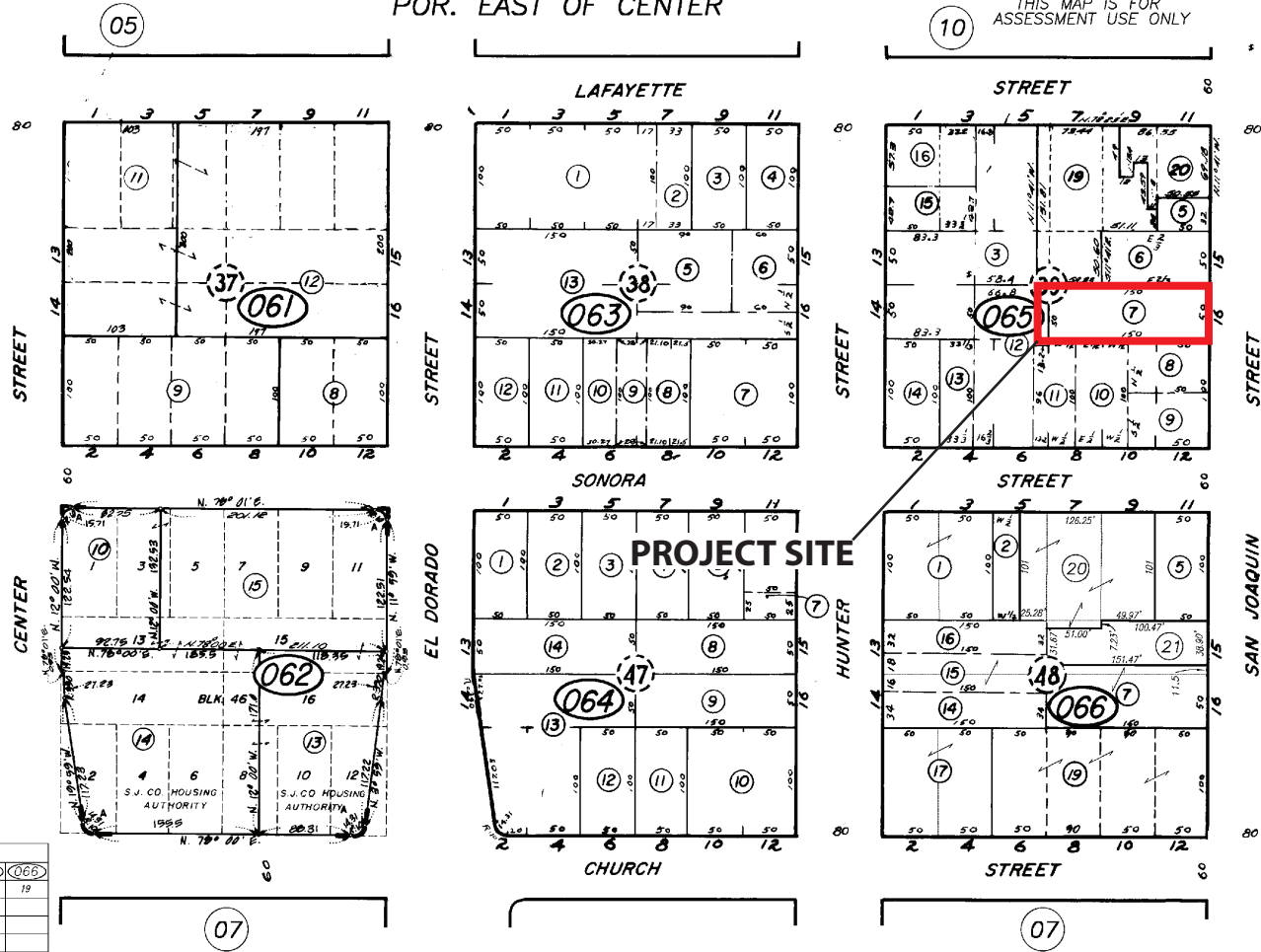


BK. 137

POR. EAST OF CENTER

THIS MAP IS FOR ASSESSMENT USE ONLY

149-06



YEAR	HIGHEST A.P.N. USED				
	061	062	064	065	066
83-84					19
84-85	14				
89-90	15				
99-00				18	
00-01				20	
01-02	12				
04-05					21

A- P.M. Bk. 12 Pg. 150

NOTES: Original dimensions are Stockton City Standard by U.S. Standard lots, average 50.50'x101' and 50.50'x151.50'

NOTE: Assessor's Parcel Numbers Shown in Circles. Assessor's Block Numbers Shown in Ellipses.

CITY OF STOCKTON
Assessor's Map Bk.149 Pg.06
County of San Joaquin, Calif.