

Resolution No. **2023-03-09-0501-02**

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE PLANNING COMMISSION CERTIFY THE ENVIRONMENTAL IMPACT REPORT (SCH #2022050393), STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DEMOLITION OF TWO STRUCTURES OLDER THAN 50 YEARS OF AGE AT 435 S. SAN JOAQUIN STREET (APPLICATION NO. P21-1188)

On November 23, 2021, the applicant, Gospel Center Rescue Mission Inc., submitted a request for a Commission Use Permit, Design Review and Waiver for an Emergency Shelter at 435 S. San Joaquin Street, necessitating the demolition of two (2) existing multi-family buildings at 435 S. San Joaquin Street; and

Upon review of the subject structures and documents submitted, it was determined by the Director that the proposed demolition did concern a historic resource as the structures are over 50 years of age and could qualify for listing as individual historic resources on the National Register of Historic Places or on the California Register of Historical resources, under the criteria for distinctive architectural characteristics, and that an Environmental Impact Report (EIR) was required; and

On May 23, 2022, a Notice of Preparation (NOP) was distributed for public review and comment, to evaluate if an EIR would be required for the project, and what should be evaluated. The City's NOP period closed on June 21, 2022; and

A Draft EIR was prepared for the project, in accordance with the California Environmental Quality Act (CEQA) and distributed locally and through the State Clearinghouse for agency and public comments between October 24, 2022, through December 7, 2022. The Draft EIR identified potentially significant environmental impacts that could occur from demolition of the buildings, and where feasible, application of mitigation measures that would reduce the impacts to a level of less than significant; and

No new significant environmental impacts or issues, beyond those already covered in the Draft EIR, were raised during the 45-day comment period. There were also no comments received during this time; and

The Draft EIR also determined that there is one (1) potential environmental effect of the Project, which is potentially significant and unavoidable, or cannot be mitigated to a Less than Significant or substantially reduced by the available mitigation measures documented in the EIR, and that requires a Statement of Overriding Considerations (SOC). The SOC describes the anticipated economic, legal, social, technological and/or other benefits or considerations that warrant the Planning Commission's decision to approve the project, even though all of the environmental effects of the project are not fully mitigated; and

The significant and unavoidable impact identified in the SOC relates to Historical Resources. Because no other feasible mitigation measures are available for these items, the Planning Commission must adopt a SOC with supportive findings; and

In accordance with CEQA Guidelines sections 15092, 15093, and 15094, the Planning Commission must consider the EIR before acting on the Project. An approval to certify the EIR and SOC is presented, including the adoption of a corresponding Mitigation Monitoring and Reporting Program (MMRP). The Planning Commission is requested to make the findings to certify the EIR and adopt the SOC per the CEQA Findings; and

On February 27, 2023, a public notice for the subject application was published in the local newspaper in accordance with the Stockton Municipal Code (SMC) section 16.88.030; and

On March 9, 2023, the Planning Commission conducted a public hearing on the application, in compliance with SMC section 16.88.040, at which point all persons wishing to be heard were provided such opportunity; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The foregoing recitals are true and correct and are incorporated by this reference.
2. Based on its review of the entire record herein, the Planning Commission makes the following findings:
 - a. A Draft Environmental Impact Report (EIR) was prepared for the Project, in accordance with the California Environmental Quality Act (CEQA).
 - b. The Draft EIR identified potentially significant environmental impacts which could occur from development of the Project, and, where feasible, application of mitigation measures that would reduce the impacts to a level of less than significant.
 - c. Potentially significant environmental impacts identified where mitigation measures were not feasible, resulting in the creation of potentially significant and unavoidable environmental impacts. Most potentially significant effects were identified and paired with feasible mitigation measures to reduce them to less than significant levels.
 - d. A Statement of Overriding Considerations (SOC) is needed to accommodate the one (1) significant and unavoidable impact identified in the SOC relating to Historical Resources. Because no other feasible mitigation measures are available for this item, the Planning

Commission must adopt a SOC with supportive findings.

- e. The Planning Commission finds that the Final EIR (SCH #2022050393) for the demolition Project has been completed in accordance with the requirements of the CEQA, CEQA Guidelines, and Stockton Municipal Code (SMC) section 16.88.040 (Environmental Determination); and
- f. The Planning Commission finds the EIR was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and CEQA Guidelines, and constitutes an adequate, accurate, objective, and complete EIR in full compliance with the requirements of CEQA and CEQA Guidelines; and
- g. The Planning Commission finds that the EIR has been presented to it, that the Planning Commission has reviewed the EIR and has considered the information contained in the EIR prior to acting on the proposed Project, and that the EIR reflects the Planning Commission's independent judgement and analysis; and
- h. The Planning Commission hereby certifies, pursuant to CEQA Guidelines section 15161, and in support of approval of the Project, the adoption of the EIR, including its accompanying Mitigation Monitoring and Reporting Program (MMRP), and SOC, attached as Exhibit 1 and incorporated by reference; and
- i. The Planning Commission hereby recommends that the Community Development Department shall file a Notice of Determination with the County Clerk of San Joaquin County and State Office of Planning and Research pursuant to CEQA section 21152; and
- j. Pursuant to CEQA section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Planning Commission's decision is based are located in and may be obtained from, the Office of the City Clerk at 425 N. El Dorado Street, 1st Floor, Stockton, CA 95202; the City Clerk is the custodian of records for all matters before the Planning Commission.

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3. Based on its review of the entire record herein, including the March 9, 2022, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission certifies the Gospel Center Rescue Mission New Life Homeless Dormitory EIR, adopt a SOC, and MMRP.

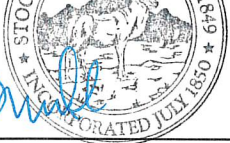
PASSED, APPROVED, and ADOPTED March 9, 2023.

Waqar Rizvi

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

for Stephanie Ocasio



STEPHANIE OCASIO, SECRETARY
City of Stockton Planning Commission

FINAL
ENVIRONMENTAL IMPACT REPORT

FOR THE

GOSPEL CENTER RESCUE MISSION
NEW LIFE HOMELESS DORMITORY

Stockton, CA

State Clearinghouse (SCH) #2022050393

February 2023

Prepared for:

Community Development Department
City of Stockton
345 N. El Dorado St
Stockton, CA 95202

Prepared by:

BaseCamp Environmental, Inc.
802 W. Lodi Avenue
Lodi, CA 95240



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Prepared for:

Community Development Department
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1.0 INTRODUCTION

1.1 PROJECT AND FINAL EIR OVERVIEW

This document is the Final Environmental Impact Report (FEIR) for the proposed Gospel Center Rescue Mission (GCRM) New Life Homeless Dormitory, hereinafter referred to as the “project.” The FEIR analyzes the potential environmental impacts of the project. GCRM is the project applicant.

This FEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and addresses all of the issues, and generally follows the analysis sequence, of the latest Environmental Checklist in the State CEQA Guidelines (California Code of Regulations Title 14, Division 6, Chapter 3). The City of Stockton is the primary approval agency and therefore the CEQA Lead Agency for the project. Copies of the Draft EIR (DEIR) and the FEIR are available for review at the City of Stockton Community Development Department, 345 N. El Dorado Street, Stockton, CA 95202.

The FEIR evaluates the potential environmental effects of the project, which involves Gospel Center Rescue Mission, Inc.’s (GCRM) proposal to build and operate a 178-bed New Life Homeless Dormitory project (project) on South San Joaquin Street in Stockton, California. The project would replace 19 existing beds in two existing buildings on one existing lot at 435 South San Joaquin Street.

The objective of the proposed New Life Homeless Dormitory project is to expand existing housing availability and support opportunities for homeless persons. Expansion of bed capacity will allow GCRM to extend sleeping quarters and facilitate other services provided by GCRM including medical care, counseling and other services to people recovering from addiction.

CEQA Guidelines Section 15132 specifies the content of a Final EIR as:

- The Draft EIR or a revision of the draft,
- Comments and recommendations received on the Draft EIR, either verbatim or in summary,
- A list of persons, organizations, and the public agencies commenting on the Draft EIR,
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process, and
- Any other information added by the Lead Agency. This includes additional technical information or clarification to the Draft EIR added by City staff.

The City of Stockton did not receive any comments on the DEIR either during or after completion of the public review period. The lack of comment is briefly documented in Chapter 3.0 of this FEIR, which therefore contains no Lead Agency responses to comments. Since the FEIR is unchanged from the DEIR circulated for public and agency review, the DEIR is not repeated in this FEIR. This FEIR has instead been prepared as an addendum to the DEIR. The Public Review Draft EIR is hereby incorporated by reference.

Public Review Draft Environmental Impact Report for the Gospel Center Rescue Mission New Life Homeless Dormitory, Stockton, CA. October, 2022. Prepared for City of Stockton Department of Community Development, 345 N. El Dorado Street, Stockton, CA 95202. Prepared by BaseCamp Environmental, Inc., 802 West Lodi Avenue, Lodi, CA 95240. State Clearinghouse Number 2022050393.

1.2 CEQA PROCESS FOR THE GCRM NEW LIFE HOMELESS DORMITORY

Applications for the proposed project were submitted to the City of Stockton. The City determined that an EIR would be required for the project and released a Notice of Preparation (NOP) on May 23, 2022 for agency and public review. The City's NOP comment period closed on June 21, 2022. A copy of the NOP, the NOP attachments and comments received on the NOP were included in Appendix A of the DEIR.

A scoping meeting for the EIR was held on June 1, 2022. This meeting was a virtual meeting due to COVID-19 concerns. The meeting was attended by City staff, the EIR preparer and the project applicant; no agency representatives or public attended the meeting.

The City prepared a Draft EIR (the Public Review DEIR, dated August 24, 2021) that identified the potential environmental effects of the project. The DEIR was distributed locally and through the State Clearinghouse (SCH #2022050393) for agency and public comment between October 24, 2022 through December 7, 2022. The Draft EIR distribution list, legal notices and other information related to the public review period for the Draft EIR are shown in Appendix A of this document.

Before the City can approve the project, it must make number of required findings, first certifying that the FEIR complies with CEQA, that the City has reviewed and considered the information in the FEIR, and that the FEIR reflects the independent judgment of the City. The City is also required to make specific findings related to each of the significant effects identified in the FEIR. If the project involves any significant and unavoidable environmental effects, the CEQA findings must also include a Statement of Overriding Considerations. Mitigation measures described in the FEIR must also be identified in a Mitigation Monitoring and Reporting Program that will be adopted by the City to ensure the mitigation measures are implemented. These issues and concerns are addressed in detail in the following sections.

1.3 EIR CERTIFICATION AND FINDINGS

Guidelines for the certification of an EIR (CEQA Guidelines Section 15090) require that the Lead Agency certify that 1) the Final EIR has been completed in compliance with CEQA, 2) that the Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information contained in the Final EIR prior to a decision on the project, and 3) that the Final EIR reflects the Lead Agency's independent judgment and analysis.

The EIR is intended by CEQA to be an informational document (CEQA Guidelines Section 15121). Decision-making in relation to a project's environmental impacts is reserved to the Lead Agency and any Responsible Agencies. Consequently, the EIR does not limit the Lead Agency's discretion on the project, but the Lead Agency must address each significant effect identified in the EIR in written findings before they approve the project, or portions of the project (CEQA Guidelines Section 15091). No findings are required for impacts that are less than significant. The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR (i.e., the impact has been "mitigated"). This finding will be applicable in the project findings, as most of the significant effects of the project would be reduced to less than significant with mitigation measures.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency (i.e., mitigation is the responsibility of an agency other than the City of Stockton). This finding is not applied to any of the significant effects of the project.
3. Specific economic, legal, social, technological or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR (i.e., the impact is acceptable because the project's benefits outweigh it). In this case, the project involves one significant effect that the City finds cannot be reliably reduced to a less than significant level, necessitating a Statement of Overriding Considerations, as discussed below.

In the event that the City wishes to approve a project without providing substantial mitigation for the significant impacts of the project (i.e., if the second or third finding options are utilized), then CEQA Guidelines Section 15093 allows the decision-makers to balance the project's benefits against its unavoidable environmental risks. This decision must be documented in a Statement of Overriding Considerations and adopted by the project decision-makers. The CEQA findings document for GCRM project includes a Statement of Overriding Consideration; the City's CEQA findings related to the

individual impacts of the project are set forth in a separate document entitled “Findings of Fact for the GCRM New Life Homeless Dormitory Project” January 2023.

As a part of the project consideration and approval process described above, the City must also adopt a mitigation monitoring and/or reporting program (CEQA Guidelines Section 15097). The mitigation monitoring/reporting program is required to ensure that the mitigation measures and project revisions identified in the EIR are implemented. The measures and revisions described in the EIR are fully enforceable through permit conditions, agreements, or other measures. The mitigation monitoring/reporting program for this project is contained in a separate document entitled “Mitigation Monitoring/Reporting Plan for the GCRM New Life Homeless Dormitory Project” January, 2023 that accompanies this Final EIR.

1.4 PROJECT BACKGROUND

The Gospel Center Rescue Mission’s (GCRM) proposed New Life Homeless Dormitory is located at 435 S. San Joaquin Street in Stockton, California (see Figures 1-1 to 1-5). The project site consists of one parcel, 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.

The proposed project includes the demolition of two existing residential buildings and the construction of one new three story 144-bed homeless persons shelter building that can accommodate up to 178 persons. Additional project components include pedestrian circulation and utility improvements. Figure 3-1 shows the project site plan. Figures 3-2 through 3-4 show the typical floor plan and exterior appearance of the building.

The proposed building would provide a total of approximately 14,577 square feet of floor area including sleeping rooms accommodating from one to four beds, a classroom or common area, common rest-shower rooms, commercial and resident laundry, computer center, counseling offices, janitorial-supply room and either a classroom or recreation room on each floor. An elevator would provide ADA access throughout the building. The normal capacity of the building would be 144 persons, but additional overflow capacity of up to 178 beds can be accommodated for disaster relief or winter shelter

Non-building portions of the site would consist of required building offsets, pedestrian ways, no parking areas, and no landscaping. Utility services would be extended to the site from existing City water, sewer, storm drain and public utility lines in S. San Joaquin Street.

Project architecture features vertical and horizontal variations in wall surfaces, materials and color, and a range of complementary exterior finishes including splitface CMU on the ground floor, and brick and stucco on the second and third floors.

During construction replacements for the 19 existing beds would be provided elsewhere on the GCRM campus.

1.5 INTENDED USES OF THE EIR AND RESPONSIBLE AGENCIES

CEQA, enacted in 1970, requires that public agencies document and consider the potential environmental effects of the agency's actions that meet CEQA's definition of a "project." Briefly summarized, a "project" is an action that has the potential to result in direct or indirect physical changes in the environment. A project includes the agency's direct activities as well as related activities that involve public agency approvals or funding. The proposed project meets the definition of a "project" as defined by CEQA and thus requires environmental review.

This FEIR has been prepared in accordance with the requirements of CEQA and the State CEQA Guidelines. The CEQA Guidelines contain advisory and mandatory requirements for the application of CEQA to development projects. CEQA requires the designation of a "Lead Agency" for a project. As defined in the CEQA Guidelines, the Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project. Since the City has the primary approval authority over the project, it is the Lead Agency for CEQA purposes.

A "Responsible Agency" under CEQA is a public agency, other than a Lead Agency, that has discretionary approval authority over a project. Under CEQA Guidelines Section 15096, a Responsible Agency complies with CEQA by considering the CEQA document prepared by the Lead Agency and by reaching its own conclusions on whether and how to approve the project involved. Under CEQA Guidelines Section 15041, a Responsible Agency may require changes in a project, but only to lessen or avoid the effects of that part of a project which the agency will be called on to carry out or approve. CEQA Guidelines Section 15140 states that a Responsible Agency has more limited authority than a Lead Agency in requiring changes to a project. There are, however, no known Responsible Agencies for the proposed project.

An EIR is intended to inform decision-makers and the public about the potentially significant adverse environmental effects of a project and to describe any feasible mitigation measures that would substantially reduce or avoid these effects. The EIR must also evaluate cumulative impacts, growth-inducing impacts, irreversible environmental effects, and alternatives to the proposed project. This EIR generally follows the analysis sequence of the latest Environmental Checklist in CEQA Guidelines Appendix G, as revised in 2019.

1.6 EIR TIERING AND THE ENVISION STOCKTON 2040 GENERAL PLAN EIR

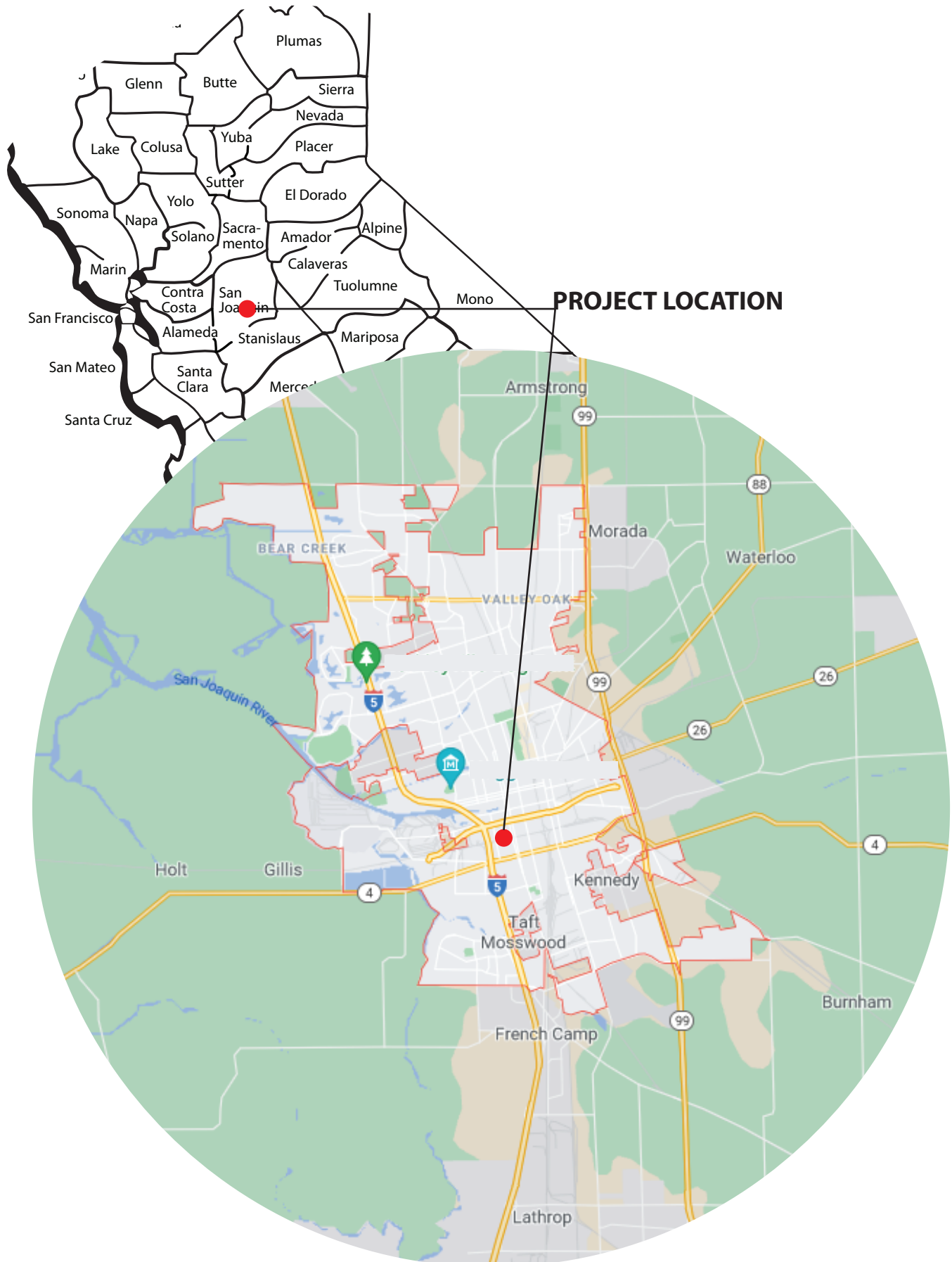
Tiering is a CEQA streamlining tool that allows Lead Agencies to use previous analyses of larger-scale environmental issues, when these issues are addressed in previously

certified EIRs. CEQA strongly encourages the tiering of EIRs, which “shall be tiered whenever feasible, as determined by the lead agency.” CEQA Guidelines Section 15152, which describes tiering, provides that lead agencies should limit the EIR on the later project to effects that 1) were not examined as significant effects on the environment in the prior EIR; or 2) are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means. Those previously certified EIRs are typically programmatic documents such as General Plan EIRs, Program EIRs or Master EIRs.

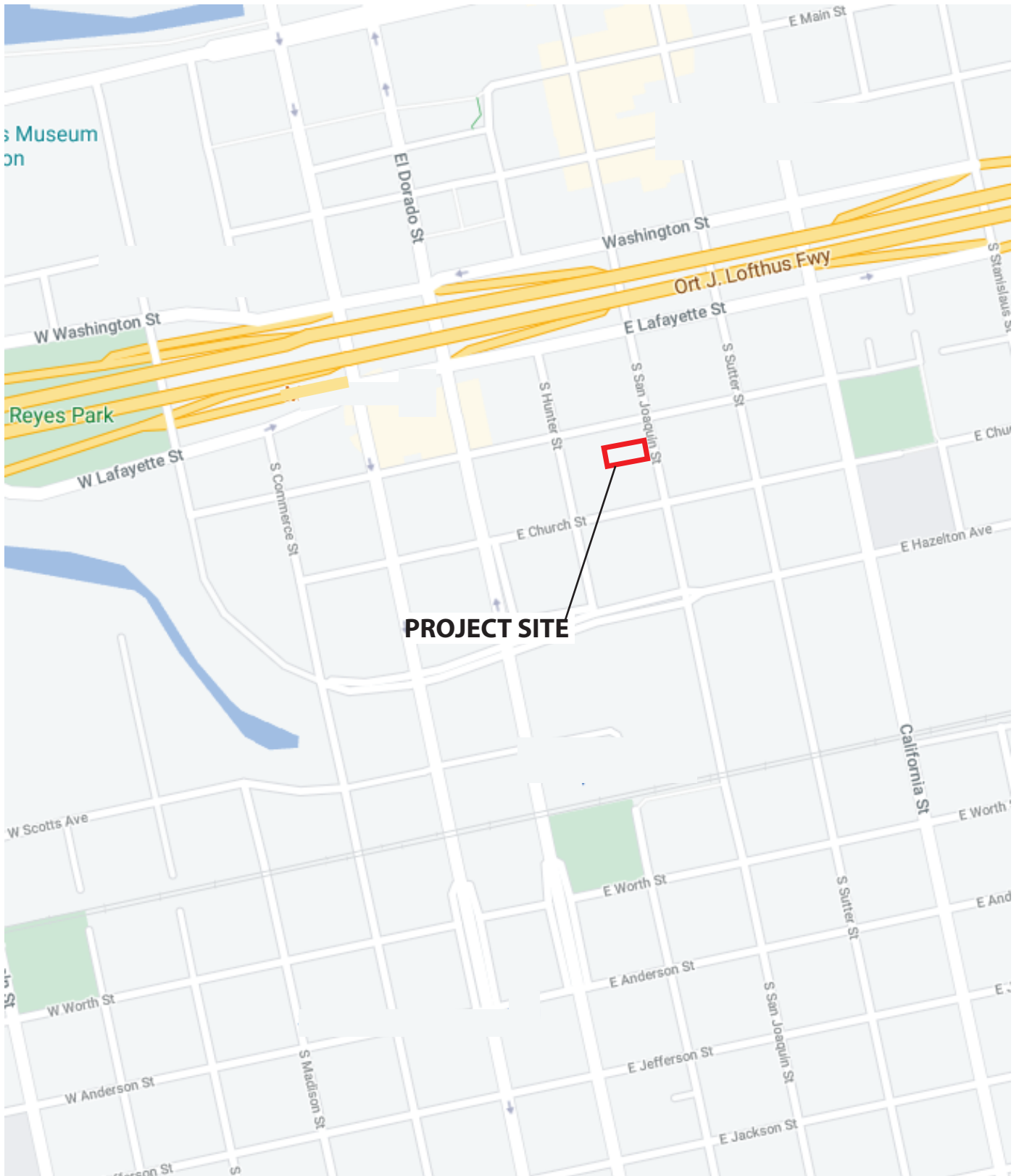
The City of Stockton’s 2019 Envision Stockton 2040 General Plan EIR (GPEIR) considered the anticipated growth and build-out of the City as a whole, including the project site and vicinity, which are designated for commercial uses in the General Plan. The proposed project is consistent with these land use designations. The GPEIR found that impacts of planned 2040 development would result in significant and unavoidable impacts on agricultural land conversion, air quality, greenhouse gas emissions, traffic noise, employment growth, and traffic. In each of these cases, a Statement of Overriding Considerations was adopted where mitigation was not available or was not sufficient to reduce impacts to a level that would be less than significant. This FEIR is tiered to the GPEIR with respect to previous analyses of some of these significant and unavoidable environmental impacts as well as other impacts where applicable. The certified GPEIR and the adopted Statement of Overriding Considerations, listed below, are hereby incorporated into this FEIR by reference. These documents can be reviewed at the City of Stockton Community Development Department office at 345 N El Dorado Street, Stockton, California.

- City of Stockton 2018. Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements, Final EIR and Mitigation Monitoring and Reporting Program. October 10, 2018. Certified by the Stockton City Council December 4, 2018.
- City of Stockton 2018. Findings of Fact and Statement of Overriding Considerations, Envision Stockton 2040 General Plan Update and Utility Master Plan Supplements Final EIR. Adopted by the Stockton City Council December 4, 2018.

CEQA Guidelines Section 15183 provides that projects which are consistent with the development density established by existing zoning, community plan, or general plan 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. The proposed project qualifies for consideration under Section 15183 in that proposed development is consistent in type and intensity with existing General Plan designations, and the GPEIR was certified by the Stockton City Council. However, as discussed further below, the project involves a significant and unavoidable impact on a historic resource and therefore requires preparation of an EIR.



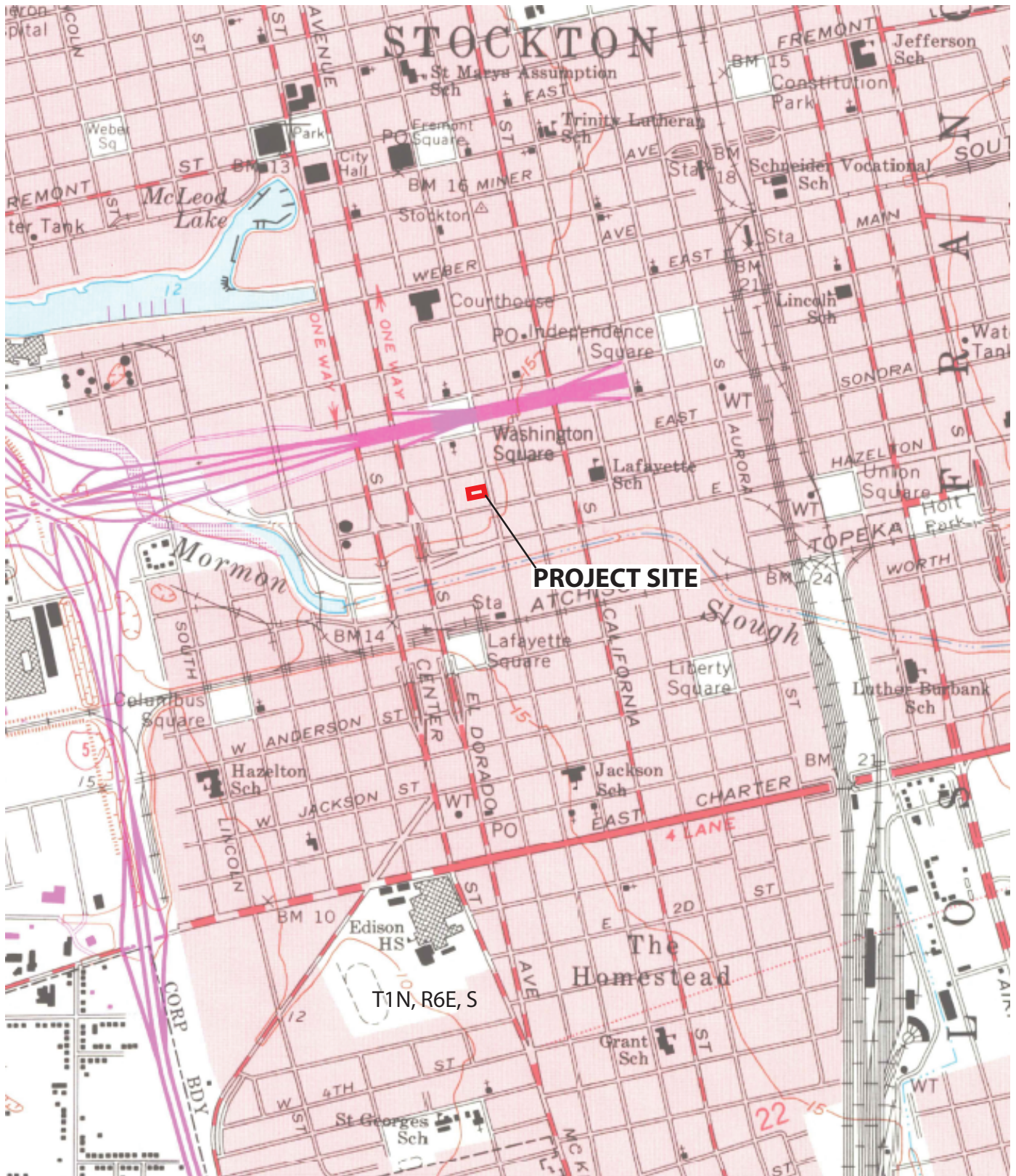
PROJECT LOCATION



SOURCE: Google Earth



Figure 1-2
STREET MAP



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



SOURCE: Google Earth

149-06

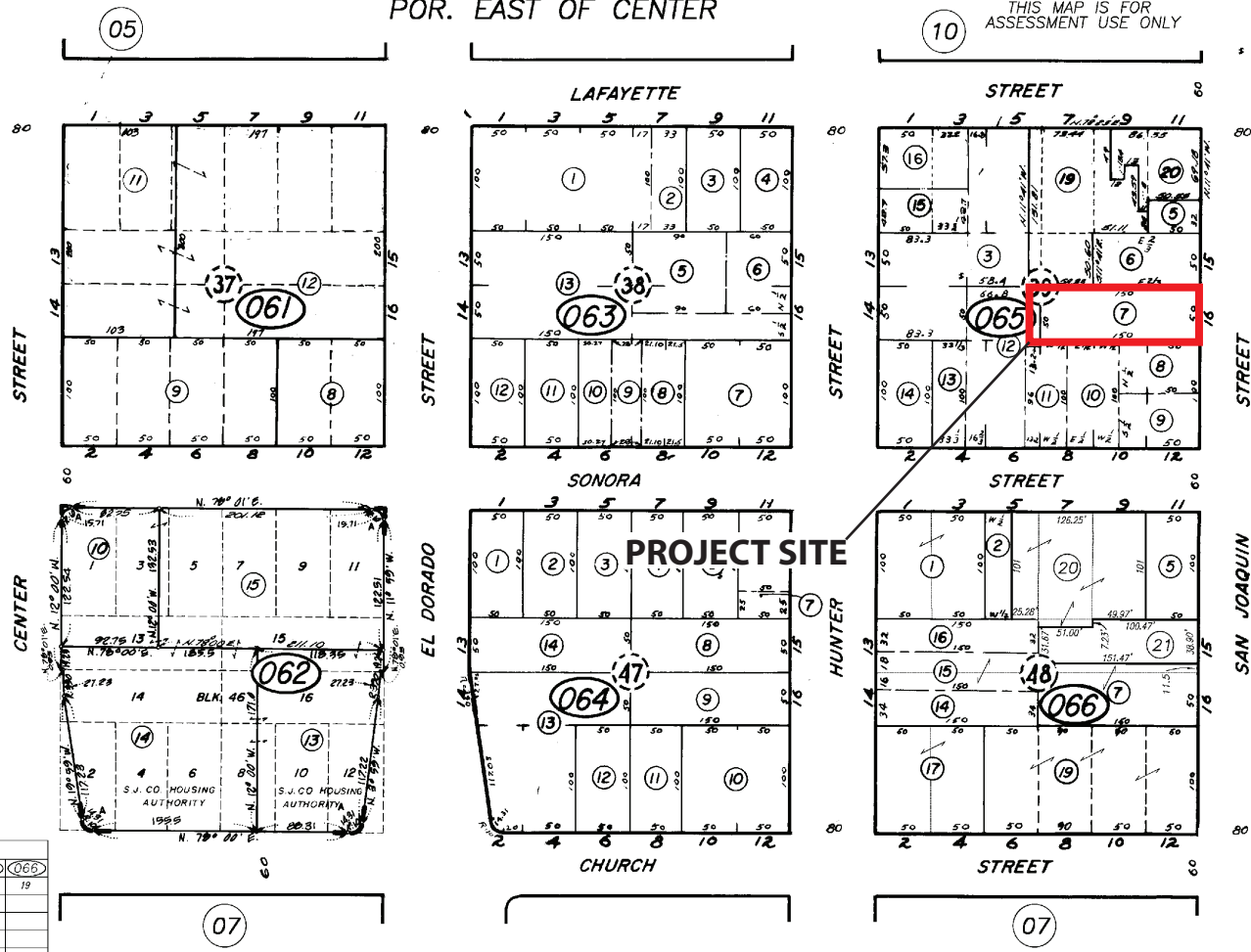
Provided by:

PARCELQUEST

BK. 137

POR. EAST OF CENTER

THIS MAP IS FOR ASSESSMENT USE ONLY



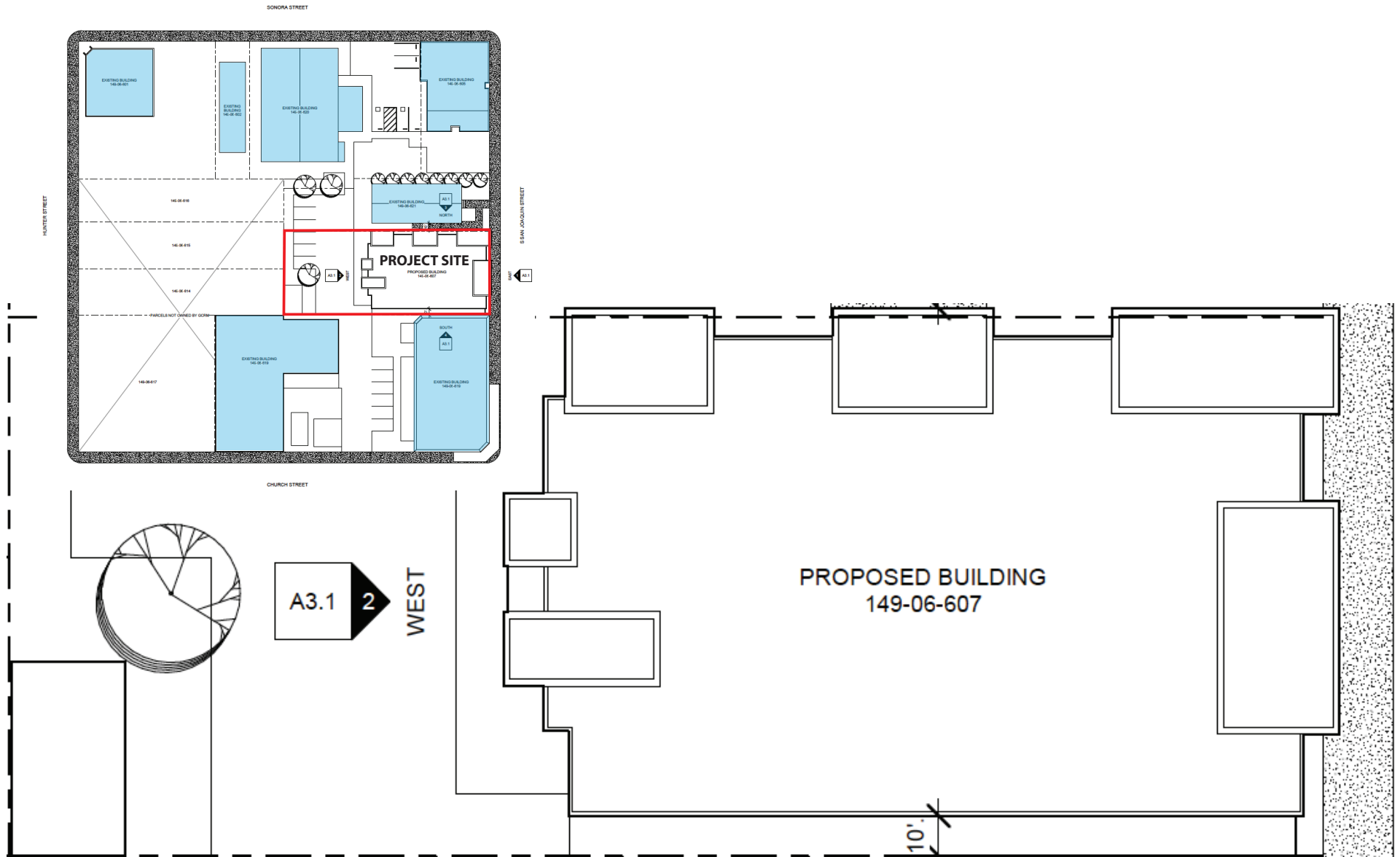
YEAR	HIGHEST A.P.N. USED			
	061	062	064	065
81-84				19
84-85	14			
89-90	15			
99-00				18
00-01				20
01-02	12			
04-05				21

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

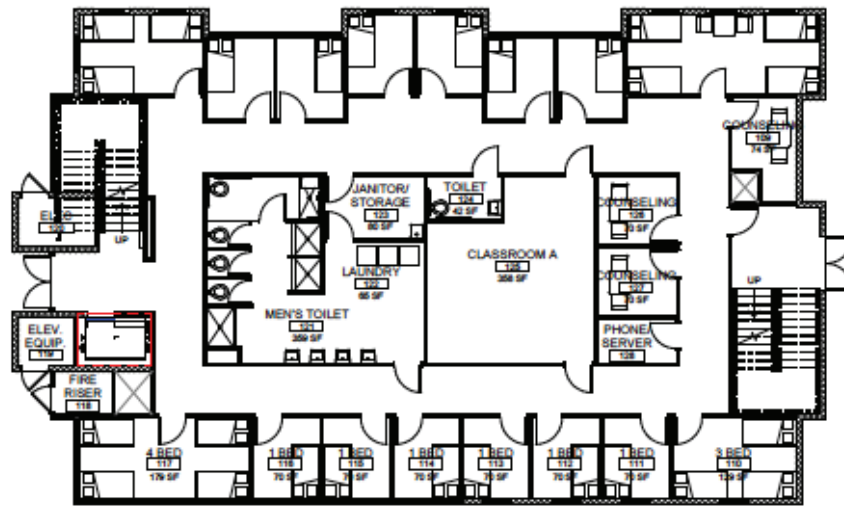
NOTES: Original dimensions are Stockton City Standard By U.S. Standard lots, average 50.50'x101' and 50.50'x151.50'

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

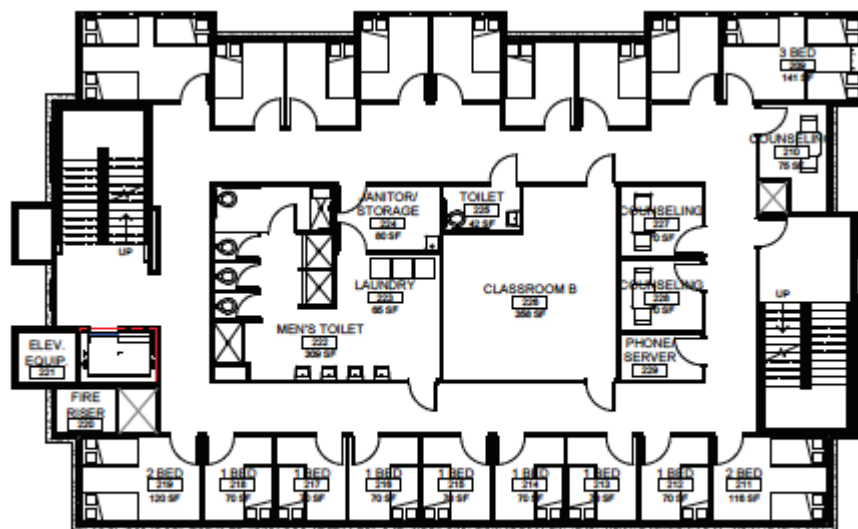
CITY OF STOCKTON
 Assessor's Map Bk.149 Pg.06
 County of San Joaquin, Calif.



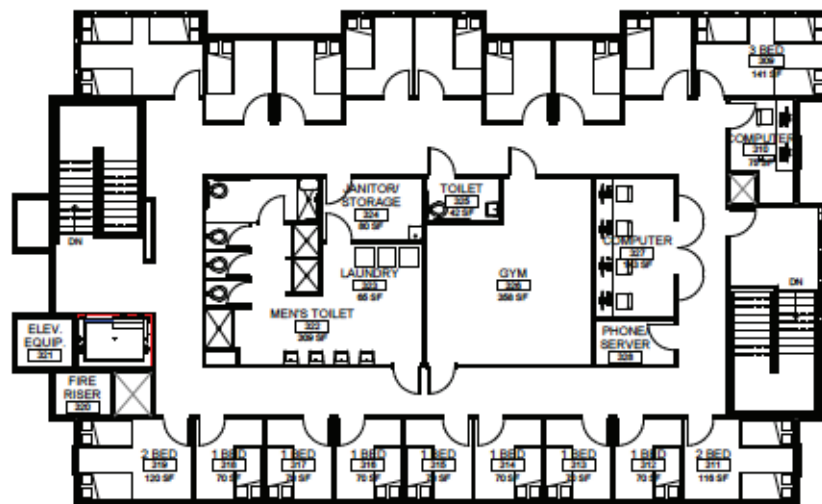
SOURCE: WMB Architects



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"





SOURCE: WMB Architects

2.0 SUMMARY

The following text is the Summary of the Draft EIR for the GCRM New Life Homeless Dormitory project. The Summary and the accompanying Summary Table, following, are extracted verbatim from the Draft EIR. Should any changes to the Summary or the Summary Table be made prior to City Council certification of the Final EIR, they will be shown in underline/strikeout format.

2.1 PROJECT DESCRIPTION

The project site is located at 429-431 and 435 to 437 S. San Joaquin Street in the City of Stockton. The proposed project includes the demolition of two existing buildings and construction of a three-story dormitory for homeless people. The proposed dormitory would include 14,577 square feet of floor area which would provide sleeping rooms accommodating one to four beds, a classroom or common area, common rest-shower rooms, commercial and resident laundry, computer center, counseling offices, janitorial-supply room and either a classroom or recreation room on each floor. Utility services would be extended to the site from existing City water, sewer, storm drain and public utility lines in S. San Joaquin Street. An elevator would provide ADA access throughout the building. The building would be capable of accommodating up to 178 homeless persons under pandemic or other overflow conditions.

The proposed dormitory is consistent with the current Stockton General Plan designation of Commercial, and the current zoning of CG General Commercial. The project could require City approval of a Use Permit. The project development would also require Site Plan/Design Review and parking waiver that would be issued at the staff level.

2.2 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The potentially significant impacts of the project, and the mitigation measures proposed to minimize these effects, are shown in Table 2-1 at the end of this chapter. Table 2-1 provides an indication of the significance of impacts, both before and after application of available mitigation measures. With proposed mitigation measures, all the potentially significant impacts of the project would be reduced to a level that is less than significant with the exception of one cultural resources effect which is considered significant and unavoidable.

2.3 AREAS OF CONTROVERSY

A NOP for this EIR was issued with a request for comment from public agencies and interested persons. Table 1-1 of the DEIR lists the five comment letters received in

response to the NOP. Responses to the NOP advised the City of various regulatory requirements, which are discussed in this EIR. The responses did not raise any substantive environmental issues or concerns.

2.4 SUMMARY OF ALTERNATIVES

Chapter 18.0, Alternatives, identifies and discusses reasonable alternatives to the proposed project. Only one such alternative was identified – the No Project Alternative. The alternatives analysis briefly considered but declined further analysis of Alternative Sites, Alternative Site Design and a Reduced Development Alternative.

The No Project Alternative would eliminate or avoid the potential environmental effects of the proposed project, including the demolition of two existing buildings on the site. However, the No Project Alternative would not meet the objectives of the proposed project in terms of providing shelter for homeless persons. It is likely that the existing buildings on the site will need to be demolished whether or not the project is approved.

2.5 SUMMARY OF OTHER CEQA ISSUES

Chapter 19.0, Other CEQA Issues, discusses significant environmental impacts of the project that cannot be avoided or mitigated to a level that would be less than significant. One significant and unavoidable environmental effect is identified in the EIR: the loss of historical resources with the proposed demolition of two existing residential buildings.

Irreversible environmental commitments associated with the project were analyzed. The project would involve the irreversible commitment of construction materials to the construction of building and supporting infrastructure. These materials would not be used in highly significant or unusual quantities when compared to similar projects and would be obtained from existing commercial sources. The project site has already been committed to urban use, which would be unchanged by the project.

The potential growth-inducing impacts of the project were evaluated. The proposed project is within a developed urban area, and existing infrastructure is available. The project would help meet existing shelter needs for homeless persons, which are a significant presence in the project area. The project is not expected to encourage any other new development in the area. The project would not have a growth-inducing impact.

Although not incorporated as part of CEQA, the State of California has recently emphasized the incorporation of environmental justice in land use and environmental planning. The project site is within Census Tract 6077000700, which is defined as a disadvantaged community; thus, environmental impacts in this area could involve potential environmental justice issue. This EIR does not identify any potential environmental impacts that could affect members of the disadvantaged community. By

increasing the availability of shelter for homeless persons, the project would have beneficial impacts for the population in the area.

**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.0 AESTHETICS AND VISUAL RESOURCES			
Impact AES-1: Scenic Vistas. There are no scenic vistas within the project area.	NI	None required.	-
Impact AES-2: Scenic Resources. There are no significant scenic resources on the project site.	LS	None required.	-
Impact AES-3: Visual Character and Quality. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact AES-4: Light and Glare. This issue area will have a less than significant effect on the project site.	LS	None required.	-
5.0 AIR QUALITY			
Impact AIR-1: Consistency with Air Quality Plans and Standards. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact AIR-2: Exposure of Sensitive Receptors to Pollutants. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact AIR-3: Odors and Other Emissions. This project area will have no impact.	NI	None required.	-
6.0 BIOLOGICAL RESOURCES			
Impact BIO-1: Special-Status Species and Habitats. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact BIO-2: Riparian and Other Sensitive Habitats. This issue area will have a less than significant effect on the project site.	LS	None required.	-

**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact BIO-3: Waters of the U.S. and Wetlands. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact BIO-4: Fish and Wildlife Migration. This issue area will have a less than significant effect on the project site.	LS	None required	-
Impact BIO-5: Local Biological Resource Policies and Ordinances. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact BIO-6: Habitat Conservation Plans. This issue area will have a less than significant effect on the project site.	LS	None required.	-

7.0 CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES

Impact CULT-1: Historical Resources. This is a potentially significant issue area.	PS	<p>CULT-1: GCRM shall take reasonable steps to make the two residential buildings on the site available for acquisition and relocation prior to demolition, provided that all costs, insurance, permitting and other related requirements will be borne by the buyer.</p> <p>CULT-2: GCRM will complete required HABS documentation for the two existing buildings and submit the documentation to the City for review and a determination as to where and how the documentation should be filed.</p>	Significant and Unavoidable
Impact CULT-2: Archaeological Resources. This is a potentially significant issue area.	PS	<p>CULT-3: If any subsurface cultural resources are encountered during construction of the project, all construction activities within 50 feet of the encounter shall be halted until a qualified archaeologist can examine these materials, determine their significance, and if significant recommend further mitigation measures that would reduce potential effects to a level that is less than significant. Recommended mitigation measures could include, but are not limited to, 1) preservation in place, or 2) excavation,</p>	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>recovery, and curation by qualified professionals. The City of Stockton Community Development Department shall be notified, and the project developer shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in a written report to the City’s Community Development Department, consistent with the requirements of the CEQA Guidelines.</p> <p>CULT-4: If burial resources or tribal cultural resources are discovered, the archaeologist and/or City shall notify the appropriate tribal representative, who may examine the materials with the archaeologist and advise the City as to their significance.</p> <p>The archaeologist, in consultation with the tribal representative if contacted, shall recommend mitigation measures needed to reduce potential cultural resource effects to a level that is less than significant in a written report to the City, with a copy to the tribal representative. The City shall be responsible for implementing the report recommendations. Avoidance is the preferred means of disposition of tribal cultural resources. The contractor shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in written reports to the City.</p>	
<p>Impact CULT-3: Human Burials. This is a potentially significant issue area.</p>	<p>PS</p>	<p>CULT-5: If project construction encounters evidence of human burial or scattered human remains, the contractor shall immediately notify the County Coroner and the Stockton Community Development Department. On advice from the NAHC, the Community Development Department notify the appropriate tribal representatives and other federal and State agencies as required. The City will be responsible for compliance with the requirements of California Health and Safety Code Section 7050.5 and with any direction provided</p>	<p>LS</p>

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>Impact CULT-4: Tribal Cultural Resources. This is a potentially significant issue area.</p>	<p>PS</p>	<p>by the County Coroner.</p> <p>CULT-6: If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission, which will notify and appoint a Most Likely Descendant. The Most Likely Descendant shall work with the City and a qualified archaeologist to decide the proper treatment of the human remains and any associated funerary objects in accordance with California Public Resources Code Sections 5097.98 and 5097.991. Avoidance is the preferred means of disposition of the burial resources.</p>	<p>LS</p>
		<p>CULT-7: If any subsurface archaeological resources, including human burials and associated funerary objects, are encountered during construction, all construction activities within a 50-foot radius of the encounter shall be immediately halted until a qualified archaeologist can examine these materials and evaluate their significance. The City shall be immediately notified in the event of a discovery. If burial resources or tribal cultural resources are discovered, the City shall notify the appropriate tribal representative, who may examine the materials with the archaeologist and advise the City as to their significance.</p> <p>The archaeologist, in consultation with the tribal representative if contacted, shall recommend mitigation measures needed to reduce potential cultural resource effects to a level that is less than significant in a written report to the City, with a copy to the tribal representative. The City shall be responsible for implementing the report recommendations. Avoidance is the preferred means of disposition of tribal cultural resources. The contractor shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in written reports to the City.</p>	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
8.0 GEOLOGY AND SOILS			
Impact GEO-1: Faulting and Seismicity. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact GEO-2: Other Geologic Hazards. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact GEO-3: Soil Erosion. This issue area will have a less than significant effect on the project site.	LS	None required	-
Impact GEO-4: Expansive Soils. This project area will have no impact.	NI	None required.	-
Impact GEO-5: Paleontological Resources and Unique Geological Features. This is a potentially significant issue area.	PS	GEO-1: If any subsurface paleontological resources are encountered during construction of the project, all construction activities within 50 feet of the encounter shall be halted until a qualified paleontologist can examine these materials, determine their significance, and if significant recommend further mitigation measures that would reduce potential effects to a level that is less than significant. Recommended measures could include, but are not limited to, 1) preservation in place, or 2) excavation, recovery, and curation by qualified professionals. The City of Stockton Development Department shall be notified, and the project developer shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in a written report to the City's Community Development Department, consistent with the requirements of the CEQA Guidelines.	LS
Impact GEO-6: Access to Mineral Resources. This project area will have no impact.	NI	None required.	-

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
9.0 GREENHOUSE GAS EMISSIONS			
Impact GHG-1: Project GHG Emissions and Consistency with Applicable Plans and Policies. This issue area will have a less than significant effect on the project site.	LS	None required.	-
10.0 HAZARDS AND HAZARDOUS MATERIALS			
Impact HAZ-1: Hazardous Material Transportation, Use, and Storage. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact HAZ-2: Hazardous Material Releases. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact HAZ-3: Hazardous Material Sites. This is a potentially significant issue area. A Phase I Environmental Site Assessment (ESA) was prepared for the project site.	PS	<p><u>HAZ-1</u>: Upon building removal, exposed soils adjacent to the structures shall be analyzed for lead and chlorinated pesticides in comparison to the applicable standard. Soil exceeding allowable contamination standards shall be remediated in accordance with a Phase II study.</p> <p>HAZ-2: If warranted by soil testing results, a Phase II Environmental Site Assessment shall be conducted to determine the location and extent of soil contamination and exceedance of applicable regulatory standards, and to make recommendations for remediation of any contamination determined to present a potential risk to human health. All recommendations shall be implemented prior to the start of building construction.</p>	LS
Impact HAZ-4: Airport Hazards. This project area will have no impact.	NI	None required.	-

**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact HAZ-5: Interference with Emergency Vehicle Access and Evacuations. This is a potentially significant issue area.	PS	HAZ-3: Prior to project construction involving work in off-site streets, the contractor shall coordinate with the City Department of Public Works and the Stockton Police Department and the Stockton Fire Department if construction will require road closures or lane restrictions.	LS
Impact HAZ-6: Wildfire Hazards. This issue area will have a less than significant effect on the project site.	LS	None required.	-
11.0 HYDROLOGY AND WATER QUALITY			
Impact HYDRO-1: Surface Water Resources and Quality. This issue area will have a less than significant effect on the project site.	LS	None required	-
Impact HYDRO-2: Groundwater Resources. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact HYDRO-3: Drainage Patterns and Runoff. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact HYDRO-4: Flood Hazards. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact HYDRO-5: Seiche, Tsunami, and Mudflow Hazards. This project area will have no impact.	NI	None required.	-
12.0 LAND USE, AGRICULTURE, AND POPULATION			
Impact LUP-1: Division of Communities. This project area will have no impact.	NI	None required.	-
Impact LUP-2: Conflict with Applicable Plans, Policies, and Regulations. This issue area will have a less than significant effect on the project site.	LS	None required.	-

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact LUP-3: Conversion of Farmland. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact LUP-4: Agricultural Zoning and Williamson Act. This project area will have no impact.	NI	None required.	-
Impact LUP-5: Indirect Conversion of Agricultural Lands. This project area will have no impact.	NI	None required.	-
Impact LUP-6: Inducement of Unplanned Population Growth. This project area will have no impact.	NI	None required.	-
Impact LUP-7: Displacement of Housing and People. This project area will have no impact.	NI	None required.	-
13.0 NOISE			
Impact NOISE-1: Generation of or Exposure to Noise Levels in Excess of Standards – Project Operations. This issue area will have a less than significant effect on the project site.	LS	None Required	-
Impact NOISE-2: Project Construction Noise. This is a potentially significant issue area.	PS	<p>NOISE-1: Project construction shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction shall occur on Sundays or national holidays without prior approval from the Community Development Director.</p> <p>NOISE-2: All equipment used on the construction site during all project phases shall be fitted with mufflers in accordance with manufacturers' specifications. Mufflers shall be installed on the equipment at all times on the construction site.</p>	LS
Impact NOISE-3: Groundborne Vibrations. This issue area will have a less than significant effect on the	LS	None required.	-

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
project site.			
Impact NOISE-4: Airport and Airstrip Noise. This project area will have no impact.	NI	None required.	-
14.0 PUBLIC SERVICES AND RECREATION			
Impact PSR-1: Fire Protection Service. This is a potentially significant issue area.	PS	SERV-1: The developer shall incorporate water supply and other fire suppression and emergency access/ response needs in the proposed project design and shall provide for adequate fire control during construction in coordination with the Fire Department.	LS
Impact PSR-2: Police Protection. This is a potentially significant issue area.	PS	SERV-2: The developer shall coordinate with the Stockton Police Department as required to establish adequate security and visibility of the construction site. Measures that the Police Department may require include, but are not limited to, secured fencing around the project site, a licensed uniformed security guard present when the project site is not active, or video surveillance 24 hours per day.	-
Impact PSR-3: Schools. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact PSR-4: Parks and Recreational Facilities. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact PSR-5: Other Public Facilities. This issue area will have a less than significant effect on the project site.	LS	None required.	-

**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
15.0 TRANSPORTATION			
Impact TRANS-1: Conflict with Traffic Plans, Ordinances, and Policies. This issue area will have a less than significant effect on the project site.	LS	None required	-
Impact TRANS-2: Conflicts with Non-Motor Vehicle Transportation Plans This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact TRANS-3: Consistency with CEQA Guidelines Section 15064.3(b). This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact TRANS-4: Safety Hazards. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact TRANS-5: Emergency Access. This issue area will have a less than significant effect on the project site.	LS	None required.	-
16.0 UTILITIES AND ENERGY			
Impact UTIL-1 Wastewater Services and Facilities. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact UTIL-2: Water Services and Facilities. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact UTIL-3: Stormwater Services and Facilities. This project area will have no impact.	NI	None required.	-
Impact UTIL-4: Solid Waste. This issue area will have a less than significant effect on the project site.	LS	None required.	-
Impact UTIL-5: Energy and Telecommunications Facilities. This issue area will have a less than	LS	None required.	-

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
significant effect on the project site.			
Impact UTIL-6: Project Energy Consumption. This issue area will have a less than significant effect on the project site.	LS	None required.	-

17.0 CUMULATIVE IMPACTS

Cumulative impacts are discussed in Chapter 18.0 of the EIR. The project would not involve any considerable contributions to Significant Cumulative Impacts. These impacts are deemed less than significant.

3.0 COMMENTS ON DRAFT EIR AND LEAD AGENCY RESPONSES TO COMMENTS

This chapter of the FEIR would ordinarily display the comment letters and any other comments on the Draft EIR (DEIR) received by the City. In the case of the proposed project, no written comments or any other comments, were received by the City during the public review period for the DEIR. Consequently, the Lead Agency has prepared no written responses to comments.

4.0 DRAFT EIR ERRATA

This section of the Final EIR identifies corrections, and the addition of new or revised information, to the Public Review Draft EIR. Changes to the DEIR typically reflect the new or updated information that has become available since publication of the DEIR or minor technical changes to the project that do not entail a significant impact on the environment. Changes to the DEIR described below are modifications or clarifications that build on the information provided in the Draft EIR but do not constitute “significant new information” requiring recirculation of the EIR pursuant to CEQA Guidelines Section 15088.5. Revisions are shown in this chapter in underline and/or strikeout as appropriate.

ERRATA TO DRAFT EIR CHAPTER 7.0, CULTURAL RESOURCES

On page 7-9, the “Significance After Mitigation” for Impact CULT-1 was incorrectly listed as “Potentially significant.” That listing is hereby changed to “Significant.” This change is also reflected in Table 2-1 of the Draft EIR, Table 2-1 of the Final EIR and CEQA Findings documents for the project

ERRATA TO DRAFT EIR CHAPTER 17.0, CUMULATIVE IMPACTS

A typographical error on page 17-5 listing the project’s contribution to Significant Cumulative Cultural Resources Impacts needs to be corrected. The discussion of potential impact in the second paragraph on page 17-5 of the DEIR reads as follows:

The Stockton General Plan EIR does not indicate that general plan implementation would result in a cumulatively significant effect on historical resources (Impact CULT-1). While the project would involve a significant cultural resources impact at the project level, since no significant historic resources impact was identified at the cumulative level, it would not result in a considerable contribution to a significant cumulative historic resource impact, sine [sic] none is identified in the GPEIR.

The following indented conclusion on the same page of the DEIR incorrectly, in conflict with the above-shown analysis, notes:

Contribution to Significant Cumulative Impacts: Considerable

Mitigation Measures: None feasible

The same conclusion is hereby revised to read as follows:

Contribution to Significant Cumulative Impacts: ~~Less than c~~Considerable

Mitigation Measures: None ~~feasible~~ required

PUBLIC REVIEW MATERIAL

**PUBLIC NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
(Pursuant to Public Resources Code Sections 21092 and 21092.3 and Cal. Code of
Regulations Title 14, Section 15087)**

The City of Stockton has completed the following Draft Environmental Impact Report (DEIR) SCH #2022050393 for the Gospel Center Rescue Mission New Life Homeless Dormitory project. The City of Stockton is the Lead Agency for this project under the California Environmental Quality Act (CEQA).

The project applicant proposes the demolition of two existing buildings and construction of a three-story dormitory for homeless people. The proposed dormitory would include 14,577 square feet of floor area which would provide sleeping rooms accommodating one to four beds, a classroom or common area, common rest-shower rooms, commercial and resident laundry, computer center, counseling offices, janitorial-supply room and either a classroom or recreation room on each floor. The building would be designed to accommodate 144 persons but would be capable of accommodating up to 178 homeless persons under pandemic or other overflow conditions. The Draft EIR discusses the range of environmental concerns listed in the latest CEQA Environmental Checklist and identifies significant environmental effects in the following issue areas:

Cultural Resources

Geology, Soils and Mineral Resources

Public Services and Recreation

Noise

Hazards and Hazardous Materials

Copies of the Draft EIR are available for public review at the City of Stockton Community Development Department at the address shown below and at the City's website:

<http://www.stocktonca.gov/government/departments/communityDevelop/cdPlanEnv.html>.

The City will accept public and agency comments in the Draft EIR during a 45-day review period that will begin on **October 24, 2022** and end on **December 7, 2022**. Comments may be submitted by mail or e-mail to the City at the address shown below or to: Nicole.Moore.ctr@stocktonca.gov

**City of Stockton
Community Development Department
345 N. El Dorado Street
Stockton, Ca. 95202
Attention: Nicole Moore, LEED-AP**

**Filed Doc #: 39-10242022-338
10/24/2022 09:39:03 AM**

**Steve J. Bestolarides
San Joaquin County Clerk**

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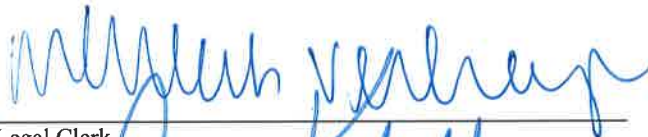
Rayanna Beck
Basecamp Environmental, INC.
802 W Lodi AVE
Lodi CA 95240-3302

STATE OF WISCONSIN, COUNTY OF BROWN

The Record, a newspaper of general publication, printed and published daily in the City of Stockton, County of San Joaquin by the Superior Court of the County of San Joaquin, State of California, under the date of February 26, 1952, File No. 52857, San Joaquin County Records; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published each regular and entire issue of said newspaper and not in any supplement thereof in issues dated:

10/24/2022

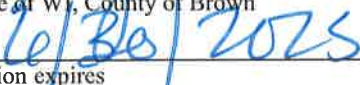
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PUBLIC NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT (Pursuant to Public Resources Code Sections 21092 and 21092.3 and Cal. Code of Regulations Title 14, Section 15087)

The City of Stockton has completed the following Draft Environmental Impact Report (DEIR) SCH #2022050393 for the Gospel Center Rescue Mission New Life Homeless Dormitory project.

The City of Stockton is the Lead Agency for this project under the California Environmental Quality Act (CEQA). The project applicant proposes the demolition of two existing buildings and construction of a three-story dormitory for homeless people. The proposed dormitory would include 14,577 square feet of floor area which would provide sleeping rooms accommodating one to four beds, a classroom or common area, common rest-shower rooms, commercial and resident laundry, computer center, counseling offices, janitorial-supply room and either a classroom or recreation room on each floor. The building would be designed to accommodate 144 persons but would be capable of accommodating up to 178 homeless persons under pandemic or other overflow conditions. The Draft EIR discusses the range of environmental concerns listed in the latest CEQA Environmental Checklist and identifies significant environmental effects in the following issue areas:

- Cultural Resources
- Geology, Soils and Mineral Resources
- Public Services and Recreation
- Noise
- Hazards and Hazardous Materials

Copies of the Draft EIR are available for public review at the City of Stockton Community Development Department at the address shown below and at the City's website:

<http://www.stocktonca.gov/government/departments/communityDevelop/cdPlanEnv.html>

The City will accept public and agency comments in the Draft EIR during a 45-day review period that will begin on October 24, 2022 and end on December 7, 2022. Comments may be submitted by mail or e-mail to the City at the address shown below or to:

Nicole.Moore.ctr@stocktonca.gov
City of Stockton
Community Development Department
345 N. El Dorado Street
Stockton, Ca. 95202
Attention: Nicole Moore, LEED-AP

#7948932 10/24/22

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022050393

Project Title: Gospel Center Rescue Mission New Life Homeless Dormitory

Lead Agency: City of Stockton Contact Person: Nicole Moore, LEED-AP
 Mailing Address: 345 N. El Dorado Street Phone: 209-937-8444
 City: Stockton Zip: 95202 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Stockton

Cross Streets: S San Joaquin/E Church St Zip Code: 95202

Longitude/Latitude (degrees, minutes and seconds): 37 ° 56 ' 55 " N / 121 ° 17 ' 11 " W Total Acres: 0.21

Assessor's Parcel No.: 149-066-070 Section: N/A Twp.: 1N Range: 6E Base: MDBM

Within 2 Miles: State Hwy #: 4 Waterways: Mormon Slough

Airports: Stockton Metropolitan Railways: None Schools: Spanos Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review/Parking Waiver

Development Type:

Residential: Units 144 Acres 0.21
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Homeless Shelter

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential/CG/Commercial

Project Description: (please use a separate page if necessary)

The proposed homeless dormitory would include 14,577 square feet of floor area which would provide sleeping rooms accommodating one to four beds, a classroom or common area, common rest-shower rooms, commercial and resident laundry, computer center, counseling offices, janitorial-supply room and either a classroom or recreation room on each floor. Utility services would be extended to the site from existing City water, sewer, storm drain and public utility lines in S. San Joaquin Street. An elevator would provide ADA access throughout the building. The building would be designed to accommodate 144 persons but would be capable of accommodating up to 178 homeless persons under pandemic or other overflow conditions.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

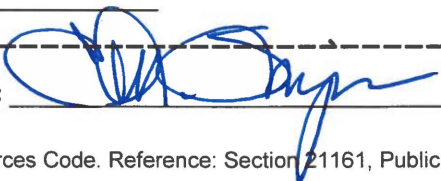
Local Public Review Period (to be filled in by lead agency)

Starting Date October 24 2022 Ending Date Decemeber 7 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>BaseCamp Environmental</u>	Applicant: <u>City of Stockton</u>
Address: <u>802 W Lodi Ave</u>	Address: <u>345 N El Dorado St</u>
City/State/Zip: <u>Lodi CA 95240</u>	City/State/Zip: <u>Stockton CA 95202</u>
Contact: <u>Charlie Simpson</u>	Phone: <u>209-937-8444</u>
Phone: <u>209-224-8213</u>	

Signature of Lead Agency Representative: _____



Date: 10/24/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Gospel Center Rescue Mission Homeless New Life Dormitory

Summary

SCH Number	2022050393
Lead Agency	City of Stockton
Document Title	Gospel Center Rescue Mission Homeless New Life Dormitory
Document Type	NOP - Notice of Preparation of a Draft EIR
Received	5/18/2022
Present Land Use	Residential
Document Description	The proposed project includes the demolition of two neglected homes and the construction of one three story building. The building will be equipped with 178 beds for homeless persons with addiction issues. Additional project components include circulation, parking, and utility improvements.

Contact Information

Name	Nicole Moore
Agency Name	City of Stockton, LEED-AP
Job Title	LEED-AP Community Development Department
Contact Types	Lead/Public Agency
Address	345 N. El Dorado Street Stockton, CA 95202
Phone	(209) 937-8195
Email	Nicole.Moore@stocktonca.gov

Location

Coordinates	37°56'55"N 121°17'11"W
Cities	Stockton
Counties	San Joaquin

Regions	Citywide
Cross Streets	S. San Joaquin St / E. Church St
Zip	95203
Total Acres	0.21
Jobs	1
Parcel #	149-066-070
State Highways	5
Railways	BNSF
Airports	Stockton Metropolitan
Schools	SUSD
Waterways	McLeod Lake/ Mormon Slough
Township	1N
Range	6E
Section	37
Base	MDBM

Notice of Completion

State Review Period Start	5/23/2022
State Review Period End	6/21/2022
State Reviewing Agencies	California Department of Conservation (DOC), California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW), California Department of Fish and Wildlife, North Central Region 2 (CDFW), California Department of Housing and Community Development (HCD), California Department of Parks and Recreation, California Department of Transportation, District 10 (DOT), California Department of Transportation, Division of Aeronautics (DOT), California Department of Transportation, Division of Transportation Planning (DOT), California Department of Water Resources (DWR), California Highway Patrol (CHP), California Natural Resources Agency, California Public Utilities Commission (CPUC), California San Joaquin River Conservancy (SJRC), California State Lands Commission (SLC), Central Valley Flood Protection Board, Delta Stewardship Council, Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Quality, California Native American Heritage Commission (NAHC), California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB)
State Reviewing Agency Comments	California Native American Heritage Commission (NAHC), California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB)
Development Types	Residential (Units 178, Acres 0.21)
Local Actions	Site Plan, Use Permit
Project Issues	Aesthetics, Air Quality, Biological Resources, Cultural Resources, Cumulative Effects, Drainage/Absorption, Fiscal Impacts, Flood Plain/Flooding, Geology/Soils, Greenhouse Gas Emissions, Growth Inducement, Hazards & Hazardous Materials, Hydrology/Water

Local Review Period Start 5/23/2022
Local Review Period End 6/21/2022

Attachments

Draft Environmental Document [Draft IS, NOI_NOA_Public notices, OPR Summary Form, Appx,]

FINAL Gospel Center NOP 5 15 22 PDF 3975 K

Notice of Completion [NOC] Transmittal form

2047 NOTICE OF COMPLETION PDF 589 K

State Comment Letters [Comments from state reviewing agencies]

2022050701 NAHC Comment PDF 361 K

2022050701 PWQCB Comment PDF 309 K

Disclaimer: The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at [\(916\) 445-0613](tel:9164450613). For more information, please visit [OPR's Accessibility Site](#).

FINDINGS OF FACT FOR THE GOSPEL CENTER RESCUE MISSION NEW LIFE HOMELESS DORMITORY

REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Public Resources Code, § 21000 et seq.)

CITY OF STOCKTON
FEBRUARY 2023

1.0 INTRODUCTION

1.1 BACKGROUND INFORMATION

The California Environmental Quality Act (CEQA) requires that a Lead Agency prepare an Environmental Impact Report (EIR) when a proposed project may involve significant environmental effects, as defined by CEQA. Prior to approval of the project, the Lead Agency is required to certify that the EIR was completed in compliance with CEQA and that the Lead Agency reviewed and considered the information in the EIR before approving the project. If the EIR identifies significant or potentially significant environmental effects, CEQA requires that the Lead Agency include feasible mitigation measures in the project and that the Lead Agency make specified written findings regarding disposition of each significant environmental effect prior to project approval.

If the Lead Agency intends to approve a project but finds that mitigation measures are not feasible for one or more of the significant environmental effects of the project, it must also adopt a Statement of Overriding Consideration that identifies economic, social, technical, and other benefits of the Project that override any significant unavoidable impacts that would result from the Project. The GCRM New Life Homeless Dormitory (GCRM project) involves one significant environmental effect, which does not have feasible mitigation measures that will substantially reduce the impact or reduce it to a less than significant level. The proposed Statement of Overriding Considerations for the GCRM project is shown in Section 4.0 of this document.

If an EIR identifies significant or potentially significant environmental effects, the Lead Agency must also adopt a Mitigation Monitoring Reporting Program (MMRP) that lists all of the mitigation measures identified in the EIR and identifies responsibility for their implementation and/or monitoring. The proposed MMRP for the GCRM project is shown in the separate document cited below.

Mitigation Monitoring/Reporting Program for the Gospel Center Rescue Mission
New Life Homeless Dormitory. City of Stockton. January 2023.

This document sets forth the findings of the City of Stockton (the “City”), the Lead Agency for the GCRM project, as required by CEQA Guidelines sections 15091-15093. The primary source document for the findings is the *Environmental Impact Report for the Gospel Center Rescue Mission New Life Homeless Dormitory*. (SCH# 2022050393) (the “EIR”). When referenced as such, the EIR includes the Public Review Draft EIR (the DEIR) dated October 2022 and the Final EIR (the FEIR) dated January 2023, as well as documents that are incorporated into the DEIR and, FEIR by reference.

The proposed project that is the subject of these findings, the environmental review process, the environmental documentation prepared for the project, and the findings that the City must make to fulfill the requirements of CEQA, are discussed below. The City’s findings with respect to the GCRM project are described in subsequent sections of this document.

The proposed Findings and Statement of Overriding Considerations contained in this document are presented for adoption by the Stockton Planning Commission as required under CEQA and the CEQA Guidelines. The Findings provide the written analysis and conclusions of this Planning Commission regarding the project’s environmental impacts, mitigation measures, alternatives to the project, and the overriding considerations, which in this Planning Commission’s view, justify approval of the project, despite the project’s one significant and unavoidable environmental impact.

1.2 PROJECT DESCRIPTION

The Gospel Center Rescue Mission’s (GCRM) proposed New Life Homeless Dormitory is located at 429-431 and 435 to 437 S. San Joaquin Street in Stockton, California (see attached Figures 1-1 to 1-5). The project site consists of one parcel, identified as Assessor Parcel Number (APN) 149-066-070. The site is within an un-sectioned portion of U.S. Geological Survey’s Stockton West, California, 7.5-minute quadrangle map; the site is 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.

The proposed project includes the demolition of two existing residential buildings and the construction of one new three story 144-bed homeless persons shelter building. Additional project components include pedestrian circulation and utility improvements. Figure 3-1 shows the project site plan. Figures 3-2 through 3-4 show the typical floor plan and exterior appearance of the building.

The proposed building would provide a total of approximately 14,577 square feet of floor area including sleeping rooms accommodating from one to four beds, a classroom or common area, common rest-shower rooms, commercial and resident laundry, computer center, counseling offices, janitorial-supply room and either a classroom or recreation room on each floor. An elevator would provide ADA access throughout the building. The normal

capacity of the building would be 144 persons, but additional overflow capacity of up to 178 beds can be accommodated for disaster relief or winter shelter

Non-building portions of the site would consist of required adjacent building offsets, pedestrian ways, no parking areas, and no landscaping. Utility services would be extended to the site from existing City water, sewer, storm drain and public utility lines in S San Joaquin Street.

Project architecture features vertical and horizontal variations in wall surfaces, materials and color, and a range of complementary exterior finishes including split face CMU on the ground floor and brick and stucco on the second and third floors.

The existing site and vicinity are shown in photos included in Chapter 4.0. The appearance and design of the proposed building are shown in Chapter 3.0 together with proposed exterior finishes also shown in the appendix.

During construction replacements for the 19 existing beds would be provided elsewhere on the GCRM campus.

1.3 THE CEQA PROCESS FOR THE GCRM PROJECT

The potential environmental effects of the project, mitigation measures necessary to address significant effects and alternatives to the project are discussed in detail in the DEIR prepared by the City of Stockton. In addition to preparing the EIR, the City conducted the EIR process as required by CEQA. Steps in the EIR process included preparation and public review of a Notice of Preparation, a scoping meeting, publication and distribution of a DEIR for a 45-day public review period, preparation of a Final EIR, and preparation of this CEQA Findings document and the associated MMRP that are intended to be adopted by the Stockton Planning Commission prior to taking action on the project.

Notice of Preparation Public Circulation

The City issued a Notice of Preparation (NOP) of the EIR on May 23, 2022; the NOP was circulated for agency review for a 30-day period as required by CEQA. Detailed information on the content, circulation and comments received by the City on the Notice of Preparation is contained in DEIR Appendix A; comments submitted on the NOP, listed below, were considered during the preparation of the DEIR and were incorporated into the DEIR by reference.

- Comcast May 25, 2022
- San Joaquin County Environmental Health Department, June 17, 2022
- Central Valley Regional Water Quality Control Board, December 20, 2020
- SJCOG (SJMSCP), May 24, 2022
- San Joaquin Valley Air Pollution Control District, June 15, 2022

The City also held a virtual public scoping meeting for the project on June 1, 2022. Public notice of the meeting was provided by the City in accordance with its standard noticing procedures. No members of the public or agencies submitted comments on the DEIR. No written comments were submitted to the City during or after the scoping meeting.

Draft EIR Public Circulation

The Public Review Draft EIR (DEIR) was prepared by consultants, independently reviewed by the City and distributed for agency and public comment during a 45-day period extending from October 24, 2022 to December 7, 2022.

The DEIR contained a description of the project, a description of the environmental setting, identification of project impacts, and discussion of feasible mitigation measures for environmental impacts found to be potentially significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The DEIR also identifies areas of environmental concern determined to involve no impact or a less than significant impact.

The public notification and distribution process for the DEIR is outlined below.

The DEIR was available for viewing and download on the City's web site during the public review period.

A Notice of Availability was filed with the San Joaquin County Clerk, published in The Record, a newspaper of regional circulation, and uploaded to the State Clearinghouse. The Notice of Availability distributed directly to a list of agencies and interested parties as shown in Appendix A of the FEIR.

A Notice of Completion, the DEIR and the State Clearinghouse Summary were posted to the State Clearinghouse CEQAnet web site for review by State agencies.

As noted above, the City received no written comments or any other comments on the DEIR during or after the public review period. Consequently, no responses to comments were required of the City. These facts are also documented in the FEIR.

Final EIR

The City prepared the FEIR (February 2023) for consideration by the Stockton Planning Commission. The Planning Commission reviewed the FEIR, certified it for the purposes of the requested Planning Commission action of the project and recommended that the Stockton City Council certify the Final EIR if needed in connection with any future Council action on the project.

Recirculation Requirements

A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) *that the project’s proponents have declined to implement.*

The City of Stockton received no comments on the GCRM project DEIR and therefore, no responses were required, and no changes to the DEIR were recommended by City staff or consultants. In preparation for the certification of the EIR reconsideration of the DEIR, the City has determined that the responses to comments and edits to the DEIR do not reveal any new significant impacts or “significant new information” that would require recirculation of the EIR pursuant to CEQA Guidelines Section 15088.5.

The FEIR does not identify any new environmental impacts or impacts that are substantially more severe than those identified in the DEIR that would result either from the project, from new mitigation measures, or from more stringent measures included in the FEIR. No feasible new project alternatives or mitigation measures have been identified that are considerably different from others previously analyzed and that would clearly lessen the environmental impacts of the project, nor have the project’s proponents declined to adopt any alternatives or feasible mitigation measures. It has in no way been suggested the DEIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Record of Proceedings and Custodian of Record:

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City’s findings and determinations consists of the following documents and testimony, at a minimum:

1. The NOP, comments received on the NOP, and all other public notices issued by the City in relation to the project (e.g., NOA and State Clearinghouse Notice of Completion).
2. The DEIR, the FEIR dated January 2023, including comment letters, and technical materials cited in the documents.
3. All non-draft and/or non-confidential reports and memoranda prepared by the City and consultants in relation to the EIR.
4. Minutes and transcripts of the discussions regarding the Project and/or Project components at public hearings held by the City.

5. Staff reports associated with Planning Commission and City Council meetings on the Project.
6. Those categories of materials identified in Public Resources Code § 21167.6.

The Stockton City Clerk is the custodian of the administrative record for this project. The documents and materials that constitute the administrative record are available for review at the Stockton Permit Center, 345 N. El Dorado Street, Stockton, CA 95202.

2.0 FINDINGS REQUIRED UNDER CEQA

Public Resources Code § 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” Further, the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” (*Id.*) Section 21002 also provides that “in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.” The mandate and principles established by the Legislature in Public Resources Code § 21002 are implemented, in part, through the requirement in Public Resources Code § 21081 that agencies must adopt findings before approving projects for which an EIR is required. The CEQA Guidelines §15091 provides specific direction regarding findings required under CEQA:

15091. No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- a) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- b) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- c) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

As described in the DEIR and shown in the FEIR Summary Table 2-1, the project would involve a range of potential environmental effects; these effects include numerous potential effects that are identified as Less than Significant or that would have no effect on the environment. A few environmental effects are identified as potentially significant or significant; the EIR prescribes feasible mitigation measures for these effects that would avoid or reduce most of the identified effects to a less than significant level.

The DEIR describes one significant environmental effect that is, after the inclusion of all feasible mitigation measures, considered significant and unavoidable:

Impact CULT-1: Historical Resources.

Provided that the City wishes to approve the project, it must therefore adopt a Statement of Overriding Considerations.

The proposed CEQA findings for the GCRM project are described in the following sections. The proposed Statement of Overriding Considerations is described in Section 4.0. The proposed findings are based upon substantial evidence, comprised primarily of the information, analysis and mitigation measures described in the DEIR and the FEIR, and any other information incorporated into these documents by reference. Specific references to supporting information are provided in conjunction with the City's finding for each potentially significant effect of the project.

2.1 GENERAL FINDINGS BY THE CITY OF STOCKTON

CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

In adopting these Findings, this Stockton Planning Commission finds that the FEIR was presented to the decision-making body of the lead agency, which reviewed and considered the information in the FEIR prior to approving the project. By these findings, this Planning Commission ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the FEIR. The Planning Commission finds that the FEIR was completed in compliance with CEQA and that the FEIR represents the independent judgment of the City.

MITIGATION MONITORING/REPORTING PROGRAM

A Mitigation Monitoring/Reporting Program (MMRP) has been prepared for the project in a separate document and has been adopted concurrently with these Findings. The City will use the MMRP to document the project's compliance with the mitigation measures described in the certified EIR.

SEVERABILITY

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the project, shall continue in full force and effect unless amended or modified by the City.

2.2 FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS

As noted above, the Revised FEIR describes one significant environmental effect that, as described in the EIR, is considered significant and unavoidable:

Impact CULT-1: Historical Resources (Demolition of existing structures)

The CEQA Guidelines provide in Section 15021 that if significant impacts cannot be feasibly avoided or substantially lessened with mitigation measures, a public agency may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons that the project's benefits outweigh its significant unavoidable adverse environmental effects.

Whether mitigation measures or alternatives are considered feasible is central to CEQA findings related to significant and unavoidable effects. As defined by CEQA, "feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors. The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. Moreover, "'feasibility' under CEQA encompasses 'desirability' to the extent that overall desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors."

The specific provisions of the CEQA Guidelines §15093 regarding statements of overriding considerations are central to the City's findings related to significant and unavoidable effects.

- a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the

notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to § 15091.

The findings for the GCRM project described in this section, and in other findings described throughout this document are based upon substantial evidence, comprised primarily of the information, analysis and mitigation measures described in the EIR and any other information incorporated into the EIR by reference. Specific references to supporting information are provided in conjunction with the City's finding for each potentially significant effect of the project.

In order to address the projects significant and unavoidable effects, findings related to alternatives and a Statement of Overriding Consideration for the project are required. These subjects are addressed in Sections 3.0 and 4.0 of this document.

IMPACT CULT-1: Historical Resources (DEIR pp. 7-7 through 7-9)

(a) Potential Impact:

The proposed project requires the demolition and removal of two existing buildings on the project site that date to 1904. Both buildings have been determined to be eligible for listing in the California Register of Historical Resources (CRHR). The existing buildings are therefore considered "historical resources" and may be considered "historically significant" by the Lead Agency, as defined in CEQA Guidelines Section 15064.5(a). This element of the project would result in "a substantial adverse change in the significance of a historical resource" and would, therefore, have a significant effect on the environment as defined in CEQA Guidelines Section 15064.5(b).

(b) Mitigation Measures:

The following mitigation measures are hereby adopted and will be implemented as provided by the adopted MMRP:

CULT-1: GCRM shall take reasonable steps to make the two residential buildings on the site available for acquisition and relocation prior to demolition, provided that all costs, insurance, permitting and other related requirements will be borne by the buyer.

CULT-2: GCRM will complete required HABS documentation for the two existing buildings and submit the documentation to the City for review and a determination as to where and how the documentation should be filed.

No other feasible mitigation measures for this impact were identified in the EIR.

(c) Findings:

Based on the EIR and the entire record before it, this Planning Commission finds that:

The proposed project requires the demolition and removal of the two existing buildings on the project site that have been determined to be eligible for listing in

the CRHR. The buildings are considered “historical resources” and may be considered “historically significant” by the Lead Agency, as defined in CEQA Guidelines Section 15064.5(a). This element of the project would result in “a substantial adverse change in the significance of a historical resource” and would, therefore, have a significant effect on the environment as defined in CEQA Guidelines Section 15064.5(b).

As discussed in Chapter 18.0 Alternatives of the EIR, there is no practicable alternative to removal of the existing structures from the project site. Of the alternatives described in Chapter 18.0 of this EIR, only the No Project Alternative is “feasible,” in that it is capable of being done. However, the No Project Alternative is entirely inconsistent with the project objectives described of providing additional shelter for homeless persons.

Mitigation Measure CULT-1 requires that the applicant take reasonable steps to make the subject buildings available for acquisition and relocation prior to demolition, provided that all costs, insurance, permitting and other related requirements will be borne by the buyer. This mitigation measure would not avoid the project’s effects on historical resources but would offset or reduce those effects to a degree by preserving the buildings on another site.

As discussed in the EIR, the project applicant does not consider relocation of one or both of the structures to be feasible and is opposed to this measure. Relocation would require a suitable site for placement of the relocated buildings, the availability of a suitable means for relocation, which could include disassembly and reconstruction, ability to preserve the building’s historical attributes through the moving process, physical obstructions to the moving process and costs. The applicant considers relocation to be beyond its means. The buildings are designed for residential use by the working class of 1904 and would not present a desirable prospect for a commercial use. Renovation costs would not be consistent with long-term residential use. As provided in Mitigation Measure CULT-1, however, the GCRM will take reasonable steps to make the buildings available for acquisition and relocation prior to demolition, provided all costs are to be borne by the buyer.

Mitigation Measure CULT-2 requires that the applicant complete Historic American Building Survey (HABS) documentation for the two existing buildings and submit the documentation to the City for review and a determination as to where and how the documentation should be filed. HABS documentation is considered by some to be the “gold standard” for historic documentation. HABS drawings, histories and photographs are archival documentation consistent the Secretary of the Interior’s Standards and Guidelines for Architecture and Engineering. Historic documentation may be archived locally or submitted to the Library of Congress.

This mitigation measure would not avoid the project’s effects on historical resources but would offset those effects to a degree by documenting the historic attributes of the existing buildings in reports, photographs and as-built plans

prepared for archival storage. HABS documentation is only partial mitigation; the documentation would record the historic value of the existing buildings but would only partially compensate for their removal. Therefore, Impact CULT-1 would remain significant after implementation of all feasible mitigation measures and is therefore considered unavoidable.

HABS documentation for the two buildings has already been prepared by a qualified historian and provided to the City of Stockton for review by staff and the Stockton Cultural Heritage Board (CHB). The CHB has made its recommendation to the Stockton Planning Commission as to where the HABS documentation will be filed subsequent to City action on the project.

Overriding Considerations. The environmental, economic, social and other benefits of the project override any remaining significant adverse impact of the project associated with impacts to historical resources, as more fully stated in the Statement of Overriding Considerations in Section 4.0, below.

2.3 FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT IMPACTS WHICH ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

The environmental effects that were found by the DEIR to be significant and/or potentially significant prior to the application of mitigation measures include the effects listed below. As required by CEQA, the City must make specific findings with respect to each of these significant effects; the City's findings are discussed in more detail below. All of the following environmental effects would be reduced to a less than significant level with incorporation of the mitigation measures prescribed in the DEIR into the project.

Impact CULT-2: Archaeological Resources

Impact CULT-3: Human Burials

Impact CULT-4: Tribal Cultural Resources

Impact GEO-1: Paleontological Resources and Unique Geological Features

Impact HAZ-3: Hazardous Material Sites

Impact HAZ-5: Interference with Emergency Vehicle Access and Evacuations

Impact NOISE-2: Project Construction Noise

Impact PSR-1: Fire Protection Services

Impact PSR-2: Police Protection Services

IMPACT CULT-2: Archaeological Resources (DEIR pp 7-9 and 7-10)

(a) Potential Impact:

The EIR did not identify potential effects on known archaeological resources and found it unlikely that intact archaeological resources would be encountered on the project site. However, excavation associated with the project could unearth archaeological materials of significance that are currently unknown.

(b) Mitigation Measures:

The following mitigation measures are hereby adopted and will be implemented as provided by the MMRP:

CULT-3: If any subsurface cultural resources are encountered during construction of the project, all construction activities within 50 feet of the encounter shall be halted until a qualified archaeologist can examine these materials, determine their significance, and if significant recommend further mitigation measures that would reduce potential effects to a level that is less than significant. Recommended mitigation measures could include, but are not limited to, 1) preservation in place, or 2) excavation, recovery, and curation by qualified professionals. The City of Stockton Community Development Department shall be notified, and the project developer shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in a written report to the City's Community Development Department, consistent with the requirements of the CEQA Guidelines.

CULT-4: If burial resources or tribal cultural resources are discovered, the archaeologist and/or City shall notify the appropriate tribal representative, who may examine the materials with the archaeologist and advise the City as to their significance.

The archaeologist, in consultation with the tribal representative if contacted, shall recommend mitigation measures needed to reduce potential cultural resource effects to a level that is less than significant in a written report to the City, with a copy to the tribal representative. The City shall be responsible for implementing the report recommendations. Avoidance is the preferred means of disposition of tribal cultural resources. The contractor shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in written reports to the City.

(c) Findings:

Based upon the EIR and the entire record before it, this Planning Commission finds that:

A cultural resource record search for the project did not identify any prehistoric resources on the project site. A search by the Native American Heritage Commission of its Sacred Lands File did not identify the potential presence of a Sacred Land on or near the project site. The EIR concluded that it is unlikely that

buried archaeological remains would be encountered during construction on the project site. Nonetheless, archaeological resources could be encountered during project construction activities, and disturbance or damage to such resources would be a potentially significant impact.

Mitigation Measure CULT-3 sets forth procedures to be observed by the project if any archaeological resources be encountered during project construction. An important part of this mitigation is for project work to stop within 50 feet of the find and to not resume until an archaeologist can examine the find and make recommendations on its disposition.

Mitigation Measure CULT-4 contains additional procedures to be implemented if burials or tribal cultural resources are discovered, including required notifications and reporting.

In accordance with Public Resources Code § 21081, Mitigation Measures CULT-3 and CULT-4 are appropriate changes or alterations that have been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before it, this Planning Commission finds that the potential of the project to affect archaeological resources will be mitigated to a less-than-significant level.

IMPACT CULT-3: Human Burials (DEIR pp 7-10 and 7-11)

(a) Potential Impact:

As with archaeological resources discussed above, it is unlikely that Native American or other human burials would be uncovered by project construction. Nonetheless, unknown human burials, including Native American burials, may be encountered during project construction.

(b) Mitigation Measures:

The following mitigation measures are hereby adopted and will be implemented as provided by the MMRP:

CULT-5: If project construction encounters evidence of human burial or scattered human remains, the contractor shall immediately notify the County Coroner and the Stockton Community Development Department. On advice from the NAHC, the Community Development Department notify the appropriate tribal representatives and other federal and State agencies as required. The City will be responsible for compliance with the requirements of California Health and Safety Code Section 7050.5 and with any direction provided by the County Coroner.

CULT-6: If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission, which will notify and appoint a Most Likely Descendant. The Most Likely Descendant shall work with the City and a qualified archaeologist to decide the proper treatment of the human remains and any associated funerary objects in accordance with

California Public Resources Code Sections 5097.98 and 5097.991. Avoidance is the preferred means of disposition of the burial resources.

(c) Findings:

Based upon the EIR and the entire record before it, this Planning Commission or finds that:

There is no indication of human burials on the project site, and discoveries of remains are considered unlikely, given the site's development history and negative results of the record search and Native American community outreach. However, it is conceivable that human remains, including Native American burials, could be encountered during project construction.

Mitigation Measure CULT-5 sets forth procedures to be observed by the project should any human burials be encountered during project construction. If the burial is determined to be Native American in origin, then CULT-6 specifies that the Native American Heritage Commission be contacted. The Commission, in turn, would identify a Most Likely Descendant to be consulted on the disposition of the burial. This would ensure that the Native American burial would be treated with appropriate dignity.

In accordance with Public Resources Code § 21081, Mitigation Measures CULT-5 and CULT-6 are appropriate changes or alterations that have been required in, or incorporated into, the project that avoid or substantially lessens the significant environmental effect as identified in the EIR. Based upon the Final EIR and the entire record before it, this Planning Commission finds that the potential to have direct or indirect effects on human burials will be mitigated to a less-than-significant level.

IMPACT CULT-4: Tribal Cultural Resources

(a) Potential Impact:

The cultural resources record search did not identify any known tribal cultural resources on or near the project site and contact with the NAHC did not indicate the potential presence of a Sacred Land on or near the project site. The City received no response to its AB 52 tribal notification or other information that would indicate the presence of tribal cultural resources on the site. Even though the project site and surrounding lands have been extensively disturbed by urbanization, it is nonetheless conceivable that tribal cultural resources could be encountered during project construction.

(b) Mitigation Measures:

The following mitigation measure is hereby adopted and will be implemented as provided by the MMRP:

CULT-7: If any subsurface archaeological resources, including human burials and associated funerary objects, are encountered during construction, all construction activities within a 50-foot radius of the encounter shall be immediately halted until a

qualified archaeologist can examine these materials and evaluate their significance. The City shall be immediately notified in the event of a discovery. If burial resources or tribal cultural resources are discovered, the City shall notify the appropriate tribal representative, who may examine the materials with the archaeologist and advise the City as to their significance.

The archaeologist, in consultation with the tribal representative if contacted, shall recommend mitigation measures needed to reduce potential cultural resource effects to a level that is less than significant in a written report to the City, with a copy to the tribal representative. The City shall be responsible for implementing the report recommendations. Avoidance is the preferred means of disposition of tribal cultural resources. The contractor shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in written reports to the City.

(c) Findings:

Based upon the EIR and the entire record before it, this Planning Commission finds that:

Despite the lack of records of tribal cultural resources on or near the project site, and the development history of the project site and area, it is conceivable that tribal cultural resources could be encountered during project construction.

Mitigation Measure CULT-7 sets forth procedures to be observed by the project should potential tribal cultural resources be encountered during project construction. This would ensure that potential tribal cultural resources would be identified and addressed appropriately.

In accordance with Public Resources Code § 21081, Mitigation Measure CULT-7 is an appropriate change or alteration that has been required in, or incorporated into, the project that avoid or substantially lessens the significant environmental effect as identified in the EIR. Based upon the Final EIR and the entire record before it, this Planning Commission finds that the potential to have direct or indirect effects on tribal cultural resources will be mitigated to a less-than-significant level.

IMPACT GEO-5: Paleontological Resources and Unique Geological Features (DEIR pp 8-7)

(a) Potential Impact:

The project site contains no unique geological features but is underlain by the Modesto Formation, a source of paleontological finds in the past. Discovery of intact paleontological resources is unlikely but conceivable. Implementation of the following mitigation would reduce potential paleontological impacts to a level that would be less than significant.

(b) Mitigation Measures:

The following mitigation measure is hereby adopted and will be implemented as provided by the MMRP:

GEO-2: If any subsurface paleontological resources are encountered during construction of the project, all construction activities within 50 feet of the encounter shall be halted until a qualified paleontologist can examine these materials, determine their significance, and if significant recommend further mitigation measures that would reduce potential effects to a level that is less than significant. Recommended measures could include, but are not limited to, 1) preservation in place, or 2) excavation, recovery, and curation by qualified professionals. The City of Stockton Development Department shall be notified, and the project developer shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in a written report to the City's Community Development Department, consistent with the requirements of the CEQA Guidelines.

(c) Findings:

Based upon the EIR and the entire record before it, this Planning Commission finds that:

San Joaquin County has more than 800 documented fossil localities. However, only a handful of specimens have been recorded within the Stockton General Plan Planning Area, and these specimens were identified as relatively recent. No paleontological resources within the project site have been recorded. Nevertheless, it is conceivable that excavation associated with project development could unearth paleontological materials. The Modesto Formation, which underlies the project site, has been identified as a potential source of paleontological resources.

Mitigation Measure GEO-2 sets forth procedures to be observed by the project should any paleontological resources be encountered during project construction. An important part of this mitigation is for project work to stop within 50 feet of the find and to not resume until a paleontologist can examine the find and make recommendations on its disposition.

In accordance with Public Resources Code § 21081, Mitigation Measure GEO-2 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before it, this Planning Commission finds that the potential to have direct or indirect effects on paleontological resources will be mitigated to a less than significant level.

IMPACT HAZ-3: Hazardous Material Sites (DEIR pp 10-6 and 10-7)

(a) Potential Impact:

A Phase I ESA of the project site identified potential contamination of soils surrounding the existing structures by termiticides and/or lead based paint, which should be further investigated and remediated as necessary.

(b) Mitigation Measures:

The following mitigation measures are hereby adopted and will be implemented as provided by the MMRP:

HAZ-1: Upon building removal, exposed soils adjacent to the structures shall be analyzed for lead and chlorinated pesticides in comparison to the applicable standard. Soil exceeding allowable contamination standards shall be subject to a Phase II study.

HAZ-2: If warranted by soil testing results, a Phase II Environmental Site Assessment shall be conducted to determine the location and extent of soil contamination and exceedance of applicable regulatory standards, and to make recommendations for remediation of any contamination determined to present a potential risk to human health. All recommendations shall be implemented prior to the start of building construction.

(c) Findings:

Based upon the EIR and the entire record before it, this Planning Commission finds that:

The Draft EIR identified potential contamination of project site soils by termiticides and/or lead based paint as a potential hazards issue. Mitigations HAZ-1 and HAZ-2 provide for further investigation and remediation of hazards, as warranted by the investigation results. The mitigation measures would reduce the potential environmental effect to a less than significant level.

In accordance with Public Resources Code § 21081, Mitigation Measures HAZ-1 and HAZ-2 are appropriate changes or alterations that have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before it, this Planning Commission finds that the potential to have direct or indirect effects on paleontological resources will be mitigated to a less than significant level.

IMPACT HAZ-5: Interference with Emergency Vehicle Access and Evacuations (DEIR pp 10-7 and 10-8)

- (a) Potential Impact: Project construction, including construction of off-site improvements, could restrict use of San Joaquin Street and pedestrian ways for emergency response or emergency evacuation.

(b) Mitigation Measures:

The following mitigation measure is hereby adopted and will be implemented as provided by the MMRP:

HAZ-3: Prior to project construction involving work in off-site streets, the contractor shall coordinate with the City Department of Public Works and the Stockton Police Department and the Stockton Fire Department if construction will require road closures or lane restrictions.

(c) Findings:

Based upon the EIR and the entire record before it, this Planning Commission finds that:

Project construction, including construction of off-site improvements, could restrict use of San Joaquin Street and pedestrian ways for emergency response or emergency evacuation. Mitigation Measure HAZ-3 would ensure that adequate access would be maintained along public streets during construction activities thereby reducing potential impacts to a level that would be less than significant.

In accordance with Public Resources Code § 21081, Mitigation Measure HAZ-3 is an appropriate change or alteration that has been required in, or incorporated into, the project that avoids or substantially lessens the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before it, this Planning Commission finds that the potential to have direct or indirect effects on emergency response or emergency evacuation will be mitigated to a less than significant level.

IMPACT NOISE-2: Project Construction Noise (DEIR pp 13-4 and 13-5)

(a) Potential Impact:

Construction of the proposed project would involve temporary increases in noise on and near the site. Equipment involved in construction could generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet. Construction noise would be intermittent but would involve a potentially significant short-term impact. The project site is near other existing residential development, including homes along South San Joaquin Street.

(b) Mitigation Measures:

The following mitigation measure is hereby adopted and will be implemented as provided by the MMRP:

NOISE-1: Project construction shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction shall occur on Sundays or national holidays without prior approval from the Community Development Director.

NOISE-2: All equipment used on the construction site during all project phases shall be fitted with mufflers in accordance with manufacturers' specifications. Mufflers shall be installed on the equipment at all times on the construction site.

(c) Findings:

Based upon the EIR and the entire record before it, this Planning Commission finds that:

Recognizing that construction noise is intermittent and temporary, Mitigation Measures NOISE-1 and NOISE-2 establish time limits on construction activity and require muffling of construction equipment. This would reduce potential construction noise impacts to a less than significant level.

In accordance with Public Resources Code § 21081, Mitigation Measures NOISE-1 and NOISE-2 are appropriate changes or alterations that have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR. Based upon the EIR and the entire record before it, this Planning Commission finds that the potential for construction noise impacts will be mitigated to a less-than-significant level.

Impact PSR-1: Fire Protection Service DEIR pp 14-4)

(a) Potential Impact:

The project would remove two 100+ year old wooden residential structures with inadequate fire prevention facilities to be replaced by a single new building with adequate access, alarm services and fire sprinklers. The project would not involve a new demand for fire protection services and will pay Public Facility Fees to the City for incremental expansion of Fire Department. The location of construction materials and equipment on the project site during project construction may involve temporary new fire risk if fire suppression access and water supply is not in place.

(b) Mitigation Measures:

The following mitigation measure is hereby adopted and will be implemented as provided by the MMRP:

SERV-1: The contractor shall incorporate adequate access, water supply, alarm and other fire suppression and emergency access/response needs in the proposed project design and shall provide for adequate fire control during construction in coordination with the Fire Department.

(c) Findings:

Based upon the EIR and the entire record before it, this Planning Commission finds that:

Project construction would involve temporary new fire risk if fire suppression access and water supply is not in place during construction. Mitigation Measure SERV-1 would provide for adequate coordination with the Stockton Fire

Department to minimize potential fire risk. This mitigation measure would reduce potential fire risks to a less than significant level.

In accordance with Public Resources Code § 21081, Mitigation Measure SERV-1 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the Draft EIR. Based upon the EIR and the entire record before it, this Planning Commission finds that the potential for construction fire protection impacts will be mitigated to a less-than-significant level.

Impact PSR-2: Police Protection Service (DEIR pp 14-4 and 14-5)

(a) Potential Impact:

Provision of new housing would likely involve a reduction in policing demands associated with the homeless population. The project will not require new or expanded police facilities and will be required to pay Public Facility Fees construction of expanded Police facilities in the future. Project construction may by concentrating construction materials and equipment on the site involve new crime opportunities during the construction period.

(b) Mitigation Measures:

The following mitigation measure is hereby adopted and will be implemented as provided by the MMRP:

SERV-2: The developer shall coordinate with the Stockton Police Department as required to establish adequate security and visibility of the construction site. Measures that the Police Department may require include, but are not limited to, secured fencing around the project site, a licensed uniformed security guard present when the project site is not active, or video surveillance 24 hours per day.

(c) Findings:

Based upon the EIR and the entire record before it, Planning Commission finds that:

Project construction may by concentrating construction materials and equipment on the site involve new crime opportunities during the construction period. This issue would be addressed by providing for adequate security on the construction especially after hours, as required by Mitigation Measure SERV-2. With implementation of this mitigation measure, impacts on police protection services would be less than significant.

In accordance with Public Resources Code § 21081, Mitigation Measure SERV-2 is an appropriate change or alteration that has been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the Draft EIR. Based upon the Final EIR and the entire record before it, this Planning Commission finds that the potential for police protection impacts will be mitigated to a less-than-significant level.

2.4 FINDINGS AND RECOMMENDATIONS REGARDING IMPACTS THAT ARE LESS THAN SIGNIFICANT OR LESS THAN CUMULATIVELY CONSIDERABLE

Among the potentially significant environmental effects analyzed and described in the EIR, including potential cumulative impacts, numerous potential impacts were found to be less than significant or to have no substantial effect on the environment. Specific impacts within the following categories of environmental effects were found to be less than significant as described in more detail in the EIR.

Chapter 4.0 Aesthetics and Visual Resources: The following specific aesthetic and visual resource impacts were found to be less than significant:

Impact AES-2: Scenic Resources, DEIR page 4-4

Impact AES-3: Visual Character and Quality, DEIR pages 4-4,5

Impact AES-4: Light and Glare, DEIR pages 4-5

Chapter 5.0 Air Quality: The following specific air quality impacts were found to be less than significant:

Impact AIR-1: Consistency with Air Quality Plans and Standards, DEIR pages 5-8, 9.

Impact AIR-2: Exposure of Sensitive Receptors to Pollutants, DEIR pages 5-9, 10

Chapter 6.0 Biological Resources: The following specific biological resource impacts were found to be less than significant:

Impact BIO-1: Special-Status Species and Habitats, DEIR page 6-3

Impact BIO-2: Riparian and Other Sensitive Habitats, DEIR page 6-3

Impact BIO-3: Waters of the U.S. and Wetlands, DEIR page 6-3

Impact BIO-4: Fish and Wildlife Migration, DEIR page 6-4

Impact BIO-5: Local Biological Resource Policies and Ordinances, DEIR page 6-4

Impact BIO-6: Habitat Conservation Plans, DEIR page 6-4

Chapter 8.0 Geology and Soils: The following specific geology and soil impacts were found to be less than significant:

Impact GEO-1: Faulting and Seismicity, DEIR pages 8-5

Impact GEO-2: Other Geologic Hazards, DEIR page 8-5

Impact GEO-3: Soil Erosion, DEIR pages 8-5

Chapter 9.0 Greenhouse Gas Emissions: The following specific greenhouse gas emission impacts were found to be less than significant:

Impact GHG-2: Project GHG Emissions and Consistency with Applicable Plans and Policies, DEIR pages 9-4, 5

Chapter 10.0 Hazards and Hazardous Materials: The following specific hazard and hazardous material impacts were found to be less than significant:

Impact HAZ-1: Hazardous Material Transportation Use and Storage, DEIR pages 10-5

Impact HAZ-2: Hazardous Material Releases, DEIR pages 10-6

Impact HAZ-6: Wildfire Hazards, DEIR page 10-8

Chapter 11.0 Hydrology and Water Quality: The following specific hydrology and water quality impacts were found to be less than significant:

Impact HYDRO-1: Surface Water Resources and Quality, DEIR pages 11-4

Impact HYDRO-2: Groundwater Resources, DEIR pages 11-4

Impact HYDRO-3: Drainage Patterns and Runoff, DEIR pages 11-4, 5

Impact HYDRO-4: Flood Hazards, DEIR 11-5

Chapter 12.0 Land Use, Population and Housing: The following specific land use, population and housing impacts were found to be less than significant:

Impact LUP-2: Conflict with Applicable Plans, Policies, and Regulations, DEIR pages 12-6

Impact LUP-3: Conversion of Farmland, DEIR page 12-6

Impact LUP-4: Agricultural Zoning and Williamson Act, FEIR page 12-6

Chapter 13.0 Noise: The following specific noise impacts were found to be less than significant:

Impact NOISE-1: Generation of or Exposure to Noise Levels in Excess of Standards-Project Operations, DEIR page 13-4

Impact NOISE-3: Groundborne Vibrations, DEIR page 13-5

Chapter 14.0 Public Services and Recreation: The following specific public service and recreation impacts were found to be less than significant:

Impact PSR-3: Schools, DEIR page 14-5

Impact PSR-4: Parks and Recreational Facilities, DEIR page 14-5

Impact PSR-5: Other Public Facilities, DEIR page 14-6

Chapter 15.0 Transportation: The following specific transportation impacts were found to be less than significant:

Impact TRANS-1: Conflict with Traffic Plans, Ordinances and Policies, DEIR pages 15-3, 4

Impact TRANS-2: Conflicts with Non-Motor Vehicle Transportation Plans, DEIR page 15-4

Impact TRANS-3: Consistency with CEQA Guidelines Section 15064.3 (b), DEIR pages 15-4, 5

Impact TRANS-4: Safety Hazards, DEIR page 15-5

Impact TRANS-5: Emergency Access, DEIR page 15-5

Chapter 16.0 Utilities and Energy: The following specific utilities and energy impacts were found to be less than significant:

Impact UTIL-1: Wastewater Services and Facilities, DEIR pages 16-6

Impact UTIL-2: Water Services and Facilities, DEIR pages 16-6

Impact UTIL-4: Solid Waste, DEIR page 16-7

Impact UTIL-5: Energy and Telecommunications Facilities, DEIR page 16-7

Impact UTIL-6: Project Energy Consumption, DEIR pages 16-8

The cumulative impacts of the project were evaluated in separate issue-specific sections of Chapter 18.0 of the Revised FEIR (FEIR). The project was found to have a less than cumulatively considerable contribution to cumulatively significant impacts within the following categories of environmental effects, as described in more detail in the EIR

17.3.1 Aesthetics and Visual Resources

17.3.2 Air Quality

17.3.3 Biological Resources

17.3.4 Cultural Resources and Tribal Cultural Resources

17.3.5 Geology and Soils

17.3.6 Greenhouse Gas Emissions

17.3.7 Hazards and Hazardous Materials

17.3.8 Hydrology and Water Quality

17.3.9 Land Use, Agriculture/Forestry, and Population

17.3.10 Noise

17.3.11 Public Services and Recreation

17.3.12 Transportation

17.3.13 Utilities and Energy

Each of the above-listed potential cumulative impacts were determined to be less than significant or less than cumulatively considerable for one of the following reasons:

The DEIR determined that the impact is less than significant for the GCRM Gospel Center Rescue Mission New Life Homeless Dormitory project;

The DEIR determined that the Project would have a less than cumulatively considerable contribution to the cumulative impact; or

The DEIR determined that the impact is beneficial (would be reduced) for the Project.

3.0 FINDINGS REGARDING ALTERNATIVES

3.1 PROJECT ALTERNATIVES

The State CEQA Guidelines require that an EIR include a discussion of a reasonable range of alternatives to the proposed project or to the location of the project. Alternatives to the proposed project are addressed in Chapter 18.0 of the DEIR.

When a Lead Agency finds that mitigation measures needed to reduce a significant effect to less than significant, or to substantially reduce it, are infeasible (CEQA Guidelines Section 15091, Finding 3), the Lead Agency must also describe the specific reasons for rejecting alternatives that could meet the same need. As discussed in Section 2.1, the City is making Finding 3 with regard to one environmental effects that could result from the project; this effect will not be sufficiently reduced by the available feasible mitigation measures and are therefore considered significant and unavoidable. The Planning Commission's findings with regard to project alternatives are shown in the following section.

An EIR is required to identify a range of reasonable alternatives to the project. The potential alternatives to the project include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one of more of the significant effects. "Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)."

With the exception of the No Project Alternative, the alternatives discussed in the DEIR are generally feasible but are unlikely to avoid or substantially lessen environmental effects of the project. Therefore, these alternatives are not specifically rejected by the City, but their environmental effects are not such that any of the alternatives should be considered "environmentally superior" to the project and therefore selected in lieu of the proposed project. The alternatives are discussed below.

3.2 PROJECT OBJECTIVES

The quantifiable objectives of the GCRM New Life Homeless Dormitory project include:

Replace existing dilapidated residential building, that are unsuitable for handicapped clients, providing very limited bed capacity and require extraordinary effort to clean and maintain.

Development of the project site to provide emergency shelter for up to 178 homeless people.

Extend sleeping quarters and facilitate other services provided by GCRM including medical care, counseling and other services to people recovering from addiction.

3.3 ALTERNATIVES NOT SELECTED FOR FURTHER CONSIDERATION

The Draft EIR briefly considered several alternatives that were not addressed in detail; these alternatives were not considered “feasible” alternatives under CEQA. These alternatives, discussed in detail in Section 18.3 of the FEIR: 1) would not meet most of the basic objectives of the project, 2) were clearly infeasible, or 3) did not have the ability to avoid or substantially lessen the significant environmental effects of the project. The alternatives considered are shown below.

Alternative Sites. An alternative site might offer an opportunity to avoid the one significant and unavoidable impact of the project associated with demolition of existing historical buildings. In addition, the project applicant owns the proposed project site and has existing adjacent facilities that already provide services to homeless people. The proposed site is centrally located with respect to the range of services provided to Stockton’s homeless populations. Development of an alternative site may shift potential impacts would be shifted from one area to another and may or may not be consistent with the project objective of serving homeless people.

Alternative Site Design. Opportunities for potential design changes to the proposed project would be very limited due to the small size of the site and would not avoid the need to demolish existing historical buildings. The project, no matter the design, would be required to follow City codes and standards for building construction, which would avoid or minimize most potential environmental impacts.

Reduced Development Alternative. Under this alternative, the size of the proposed building, together with its bed capacity, would be reduced. This alternative would be contrary to the project objectives of increasing housing availability for homeless persons. Potential impacts would be similar to the proposed project. This alternative would still require the demolition of the two buildings with potential historical value.

A NOP was circulated to agencies and the public as part of the effort to identify a reasonable range of alternatives to the proposed project. Additionally, the City held a public scoping meeting during the NOP review period. No specific alternatives were identified during the NOP public review process or scoping meeting.

3.4 FINDINGS REGARDING ALTERNATIVES ANALYZED IN EIR

The Draft EIR's alternatives analysis provides a summary of the relative impact levels of significance associated with each of the alternatives analyzed in detail in the Draft EIR. These alternatives are summarized below.

NO PROJECT ALTERNATIVE:

The **No Project Alternative** is discussed on pages 18-4 through 18-5 of the DEIR. The DEIR defines the "No Project" Alternative as no pre-zoning, and no industrial development a new homeless dormitory as proposed by the project. The existing buildings on the project site would continue to be used house homeless persons for an indefinite period of time.

The project site is currently zoned C-G, General Commercial and, if not developed for the proposed use, could be made available for other development. The C-G zone allows for a variety of retail, business/professional, and service uses, either by right or with approval of a permit.

The No Project Alternative would not meet the primary project objective of providing additional shelter for homeless persons. With no additional shelter, more homeless persons would be left unhoused, resulting in continuing adverse health and safety conditions. This alternative would also be contrary to City policies related to the homeless population, as discussed in more detail in Section 4.0.

The No Project Alternative would temporarily avoid the demolition of the two existing historical buildings; proposed demolition of the buildings comprises the project's one significant and unavoidable impact. Due to the present condition of these buildings, it is unreasonable to keep the project in its current condition

Alternative commercial development of the project site would not result in any predictable reduction in the project's environmental impacts. Demolition of the two existing buildings could not be avoided, and other new development would involve potential impacts similar to those of the project as described in the DEIR and potentially greater. For example, traffic would likely increase with a commercial development, with its attendant air quality and noise impacts. If demolition of the two buildings was avoided, reuse of the buildings may or may not be financially feasible, due to their age, and potential application of historic preservation requirements.

In summary, while the No Project Alternative could avoid the one significant environmental impact of the project, it could involve other adverse impacts and would not in any way meet the objectives of the project. For these reasons, this alternative is rejected.

The Planning Commission hereby rejects the No Project Alternative because it would not meet the objectives of the project and could cause some environmental impacts that would not occur with the proposed project. The evidence in support of this finding is provided in Chapter 18.0 of the FEIR.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE:

As the No Project Alternative would eliminate or avoid all potential environmental effects associated with the proposed project, it would be considered the environmentally superior alternative. However, this alternative would meet none of the project objectives, while it could generate adverse environmental impacts of its own.

CEQA Guidelines Section 15126.6(e)(2) requires that, if a No Project Alternative is identified as the environmentally superior alternative, then an EIR shall identify an environmentally superior alternative from the other alternatives. No other alternatives were analyzed in detail in the DEIR. No other alternatives would reduce environmental effects and meet the objectives of the proposed project.

4.0 STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE GCRM NEW LIFE HOMELESS DORMITORY

As described in detail in Section 2.0 of these Findings, the following significant and unavoidable impact identified in the EIR would occur with implementation of the Project:

Impact CULT-1: Historical Resources

This adverse effect described in detail in Section 2.0 is a substantive issue of concern to the City of Stockton. The project is, however, consistent with City of Stockton land use designations and zoning and would implement important goals and policies of the General Plan while conforming with its applicable standards. The proposed is designated for development and can accommodate the proposed use in an area of need.

Pursuant to CEQA Guidelines Section 15093, the Planning Commission of the City of Stockton finds that the one potential environmental effect of the GCRM project, as described above and in the referenced section of Final EIR for the project, is potentially significant and cannot be avoided, mitigated to Less Than Significant or substantially reduced by the mitigation measures described in the Final EIR and which will be required of the project. The Planning Commission also finds in Section 3.0 of this document that none of the alternatives discussed in the EIR have the potential to avoid or substantially reduce the significant environmental effects of the project except the No Project Alternative, which is entirely inconsistent with the project objectives.

The Planning Commission hereby adopts and makes the following Statement of Overriding Considerations (SOC) with respect to Section 15093 of the CEQA Guidelines, which is shown in its entirety in Section 1.0. The SOC describes the anticipated economic, legal, social, technological and/or other benefits or considerations that warrant the Planning Commission's decision to approve the project even though all of the environmental effects of the project are not mitigated to a less than significant level.

In light of the whole record before it, the Stockton Planning Commission specifically finds that the one potentially significant and unavoidable environmental impact of the GCRM project is considered acceptable in light of overriding social, economic and other benefits or considerations related to the project. The Planning Commission finds that the social, economic and other benefits or considerations of the project outweigh the one significant and unavoidable effect of the project. The Planning Commission considers the following items to be the overriding social, economic and other benefits or considerations of the project.

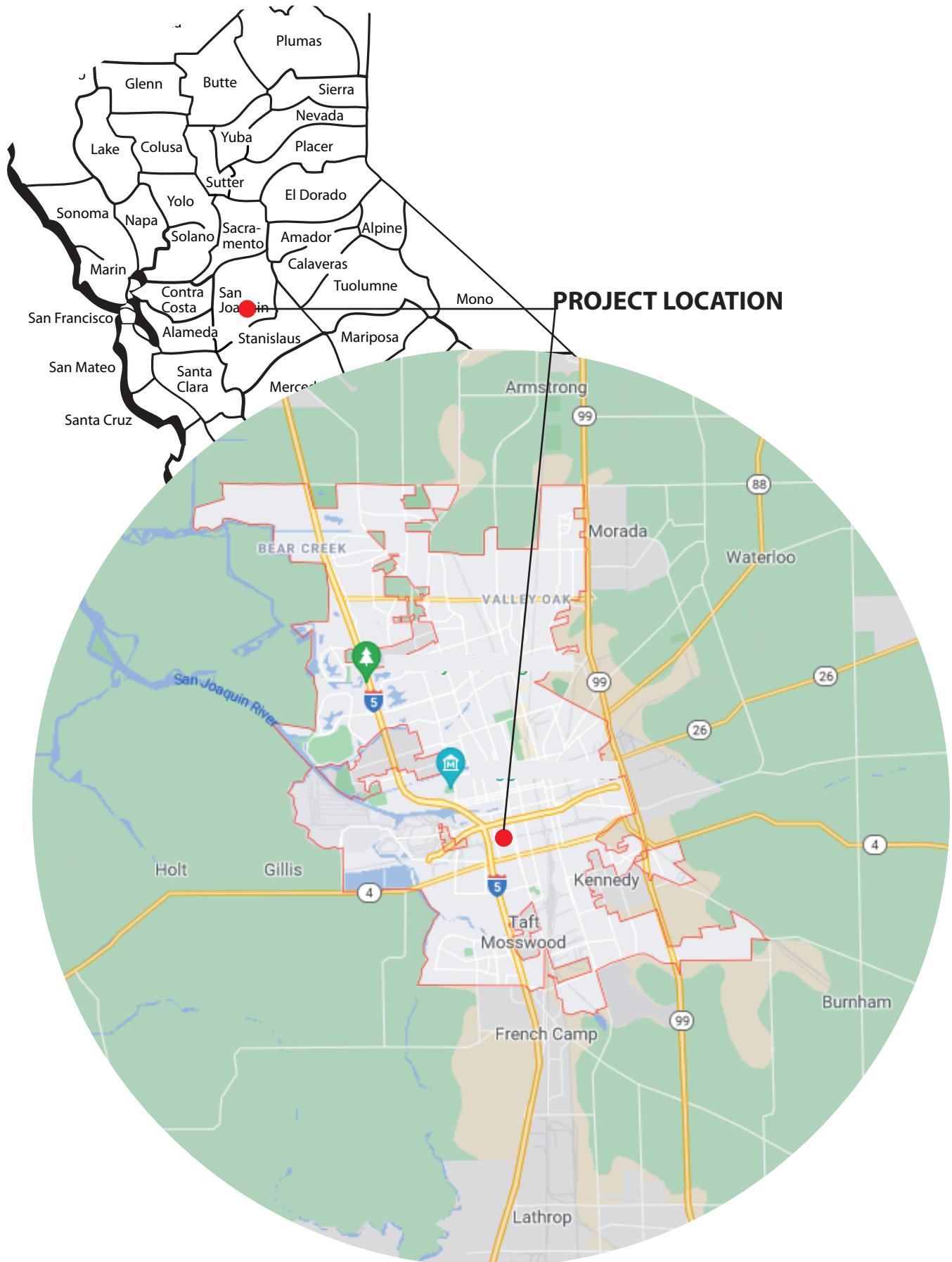
1. The project site and surroundings are designated for urban Commercial and residential development by the Stockton General Plan 2040. The site area is within Stockton's designated Urban Services Boundary.

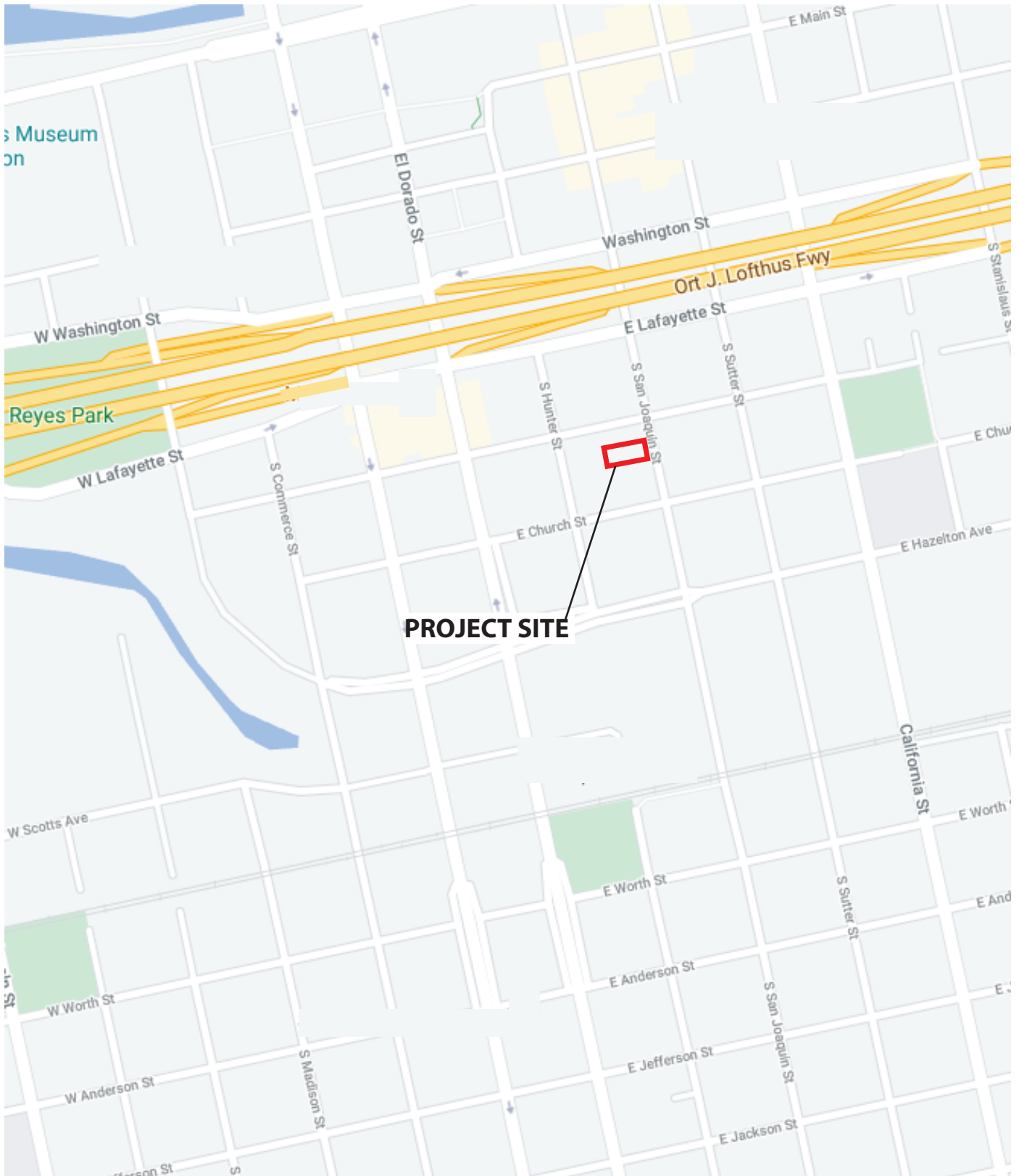
2. Making adequate provisions for housing for all segments of the population and reduction of homelessness, are among the core objectives of the Stockton General Plan 2040.
3. The project is in compliance with and helps fulfill Stockton General Plan 2040 goals and policies related to affordable housing and homelessness.
4. The General Plan 2040 EIR, considered and certified by the Stockton City Council before adopting the General Plan in 2018, disclosed a range of potential environmental impacts associated with planned development in accordance with the existing general plan designations. The project would make small contributions to these previously identified impacts consistent with the analysis provided in the certified Stockton General Plan 2040 Environmental Impact Report (GPEIR).
5. Proposed dormitory development is among the allowable land uses permitted existing zoning, with a conditional use permit.
6. The Gospel Center Rescue Mission is and has been actively involved in meeting the needs of homeless people, including shelter, food, clothing, health care and rehabilitation as well as additional services to enable homeless persons to find employment and permanent housing. The proposed project will substantially expand the GCRM's inventory of homeless beds and capacity to provide these services to homeless persons.
7. The proposed building is centrally located in an area of Stockton frequented by the unsheltered.
8. The project implements Stockton General Plan Policy CH-4.2: *Support homeless members of the Stockton community with programs to improve quality of life*, specifically General Plan Actions CH-4.2A and 4.2D.
9. The GCRM project will involve major support to The San Joaquin Community Response to Homelessness Strategic Plan, which has principal goals of increasing shelter beds and providing for successful transitions to long-term permanent housing. The GCRM is a very active partner with a range of other agencies and community organizations in addressing homelessness in San Joaquin County.
10. The project site is immediately adjacent to the GCRM's existing campus, which includes integrated existing shelter, food service and other homeless support services. The GCRM campus is centrally located within a portion of Stockton with a relatively high homeless population, which can be directly served with the proposed shelter beds.
11. The proposed building will help GCRM contribute to emergency response efforts in the City of Stockton by providing warming centers and cooling centers for the unsheltered. The proposed building can provide more bed space in the event of a pandemic or natural disaster. During recent flooding, GCRM received calls from the City of Stockton to help with the unsheltered overflow.

12. This building gives a place for men and women to go after they have stayed in GCRM's Recuperative Care program. GCRM has been the only shelter to provide a Recuperative Care Program in San Joaquin County since 2010.
13. GCRM stayed open during the COVID-19 pandemic and was the only COVID quarantine and recovery for the unsheltered in San Joaquin County. This building will help us in these types of emergencies. The proposed building will provide a place for men and women to go after they have stayed in our COVID house. GCRM has the only COVID positive shelter for the unsheltered that continues to provide care to those that have no other place to go in San Joaquin County.
14. The GCRM is a part of the Gleason Park Revitalization of downtown Stockton. The project will provide an upgraded building that helps revitalize downtown Stockton but will expand the reach of GCRM's life-changing revitalization services to people.
15. The project will contribute substantial development fees to the City and the Stockton Unified School District for capital costs of new facilities. The project will include improvements to the existing street and sidewalk adjacent to the project site.
16. Except for the one significant and unavoidable impact addressed in this document, all of the other potential environmental impacts of the project described in the Final EIR were determined to be less than significant or would be reduced to less than significant level with mitigation measures that will be incorporated into the project.
17. The Final EIR considers the range of feasible alternatives to the proposed project. None of the alternatives would result in avoidance or a substantial reduction in the significant and unavoidable effects of the project.

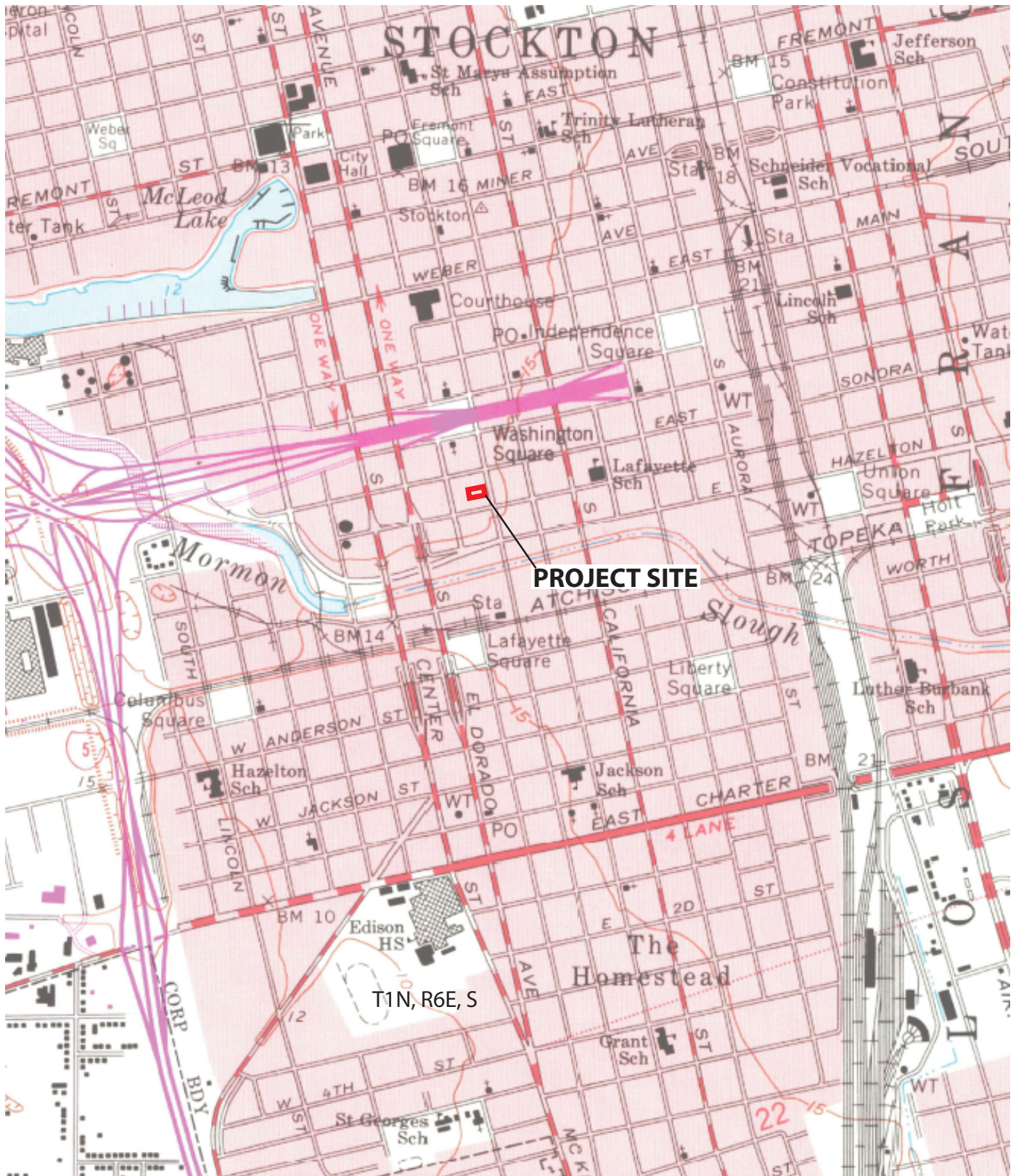
The Planning Commission of the City of Stockton hereby finds in light of the whole record that the above-described economic, legal, social, technological and other benefits or considerations of the project outweigh the environmental effect of the project that may remain unmitigated or is considered to be unavoidable. This environmental effects of project implementation is, therefore, considered to be acceptable.

The Planning Commission also finds that any environmental detriment caused by the proposed project has been minimized to the extent feasible through the mitigation measures identified in the DEIR and herein. Where mitigation of environmental impacts is not feasible, these impacts will be outweighed and counterbalanced by the significant economic, social, environmental, and other benefits to be generated within the region.





SOURCE: Google Earth



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



SOURCE: Google Earth

149-06

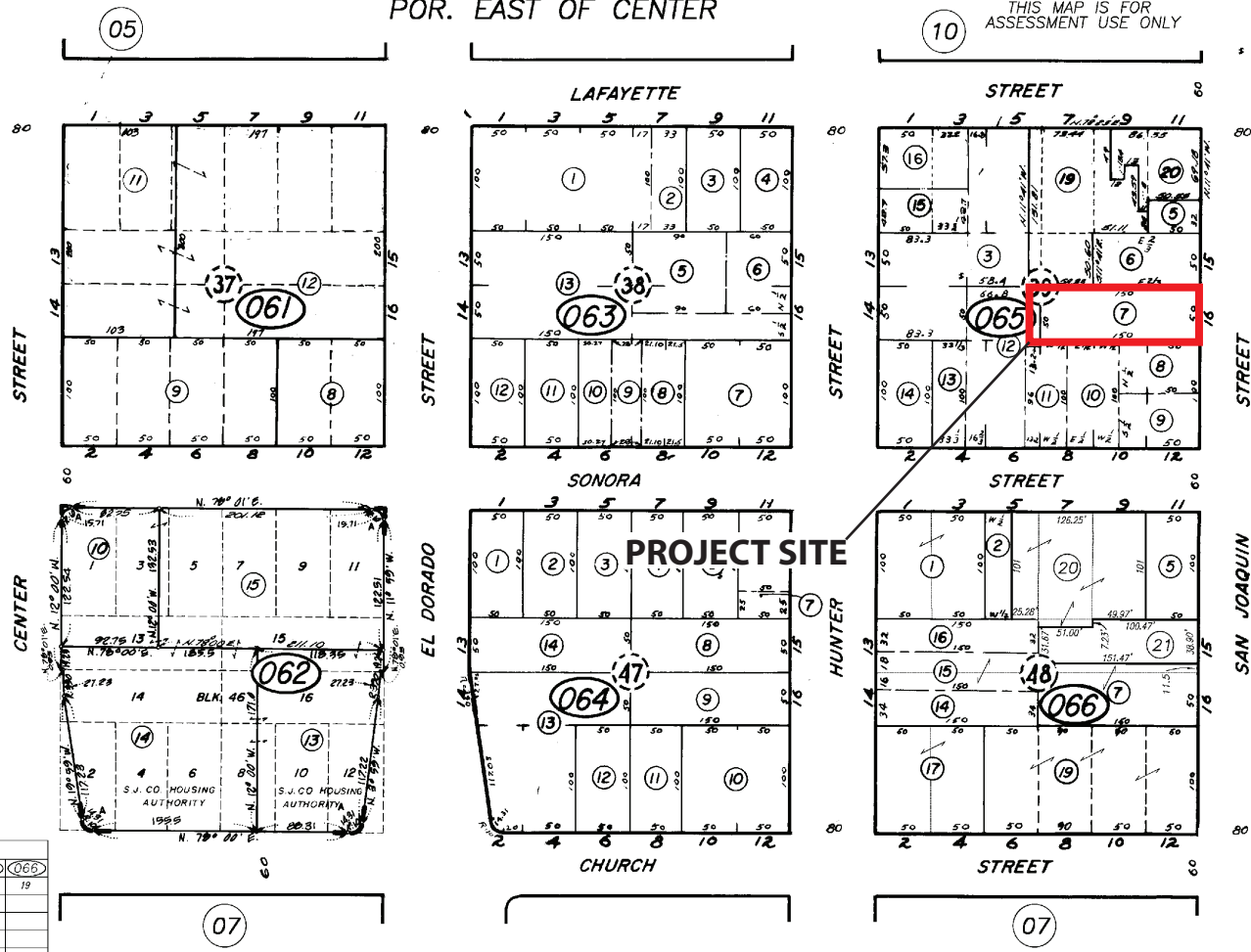
Provided by:

PARCELQUEST

BK. 137

POR. EAST OF CENTER

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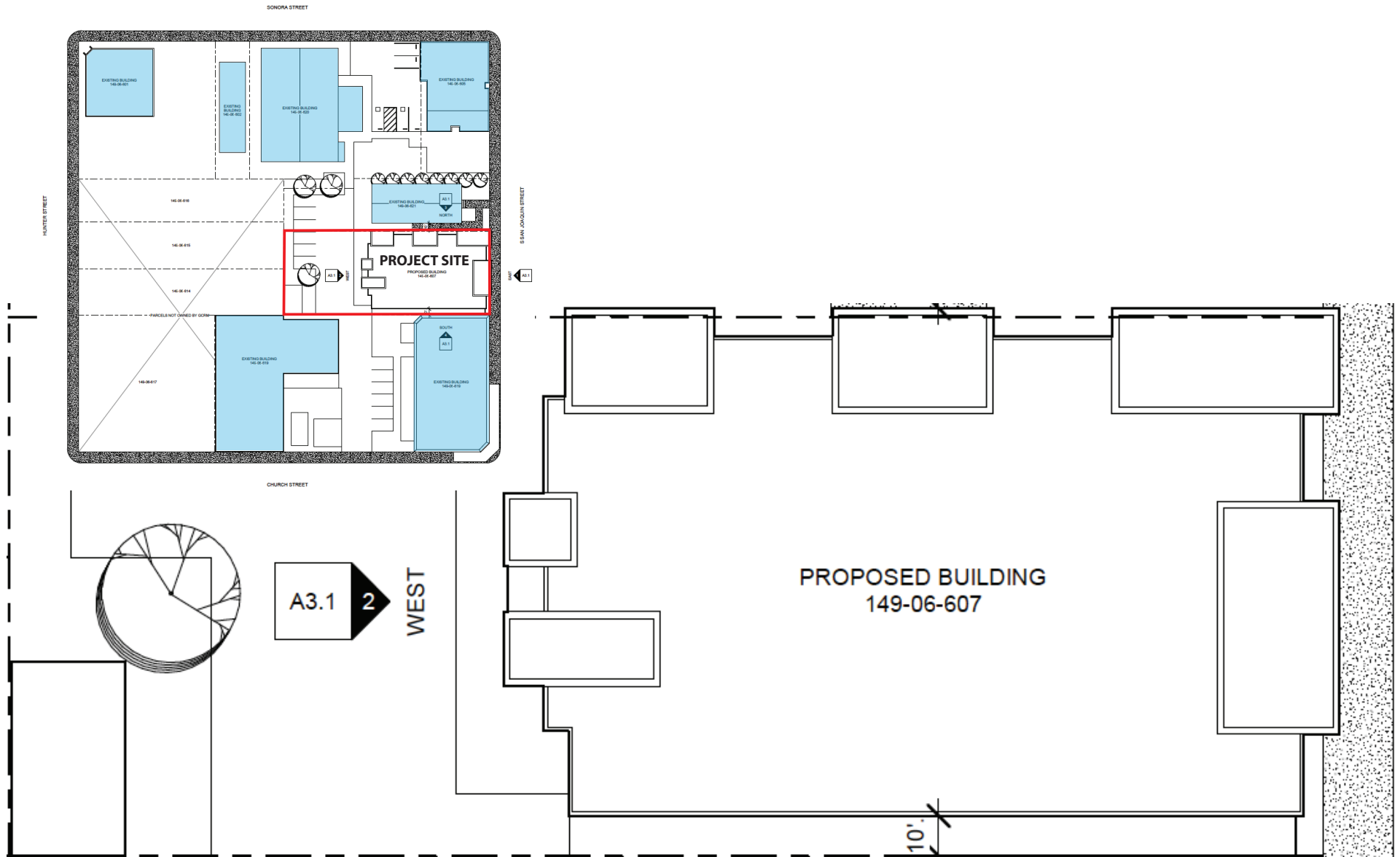
YEAR	HIGHEST A.P.N. USED				
	061	062	064	065	066
83-84					19
84-85		14			
89-90		15			
99-00					18
00-01					20
01-02	12				
04-05					21

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

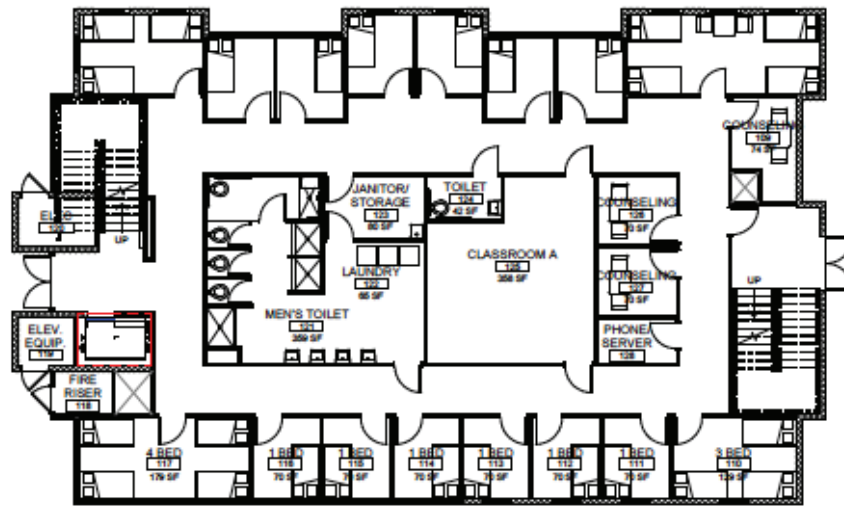
NOTES: Original dimensions are Stockton City Standard By U.S. Standard lots, average 50.50'x101' and 50.50'x151.50'

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

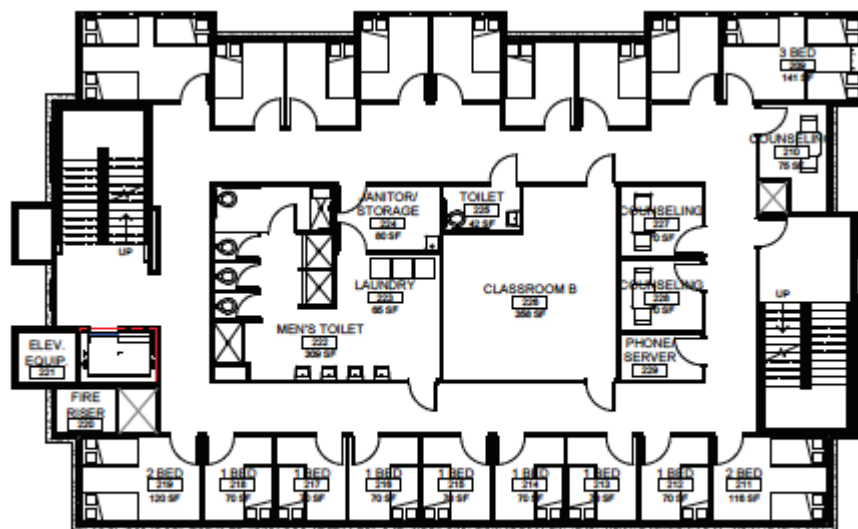
CITY OF STOCKTON
 Assessor's Map Bk.149 Pg.06
 County of San Joaquin, Calif.



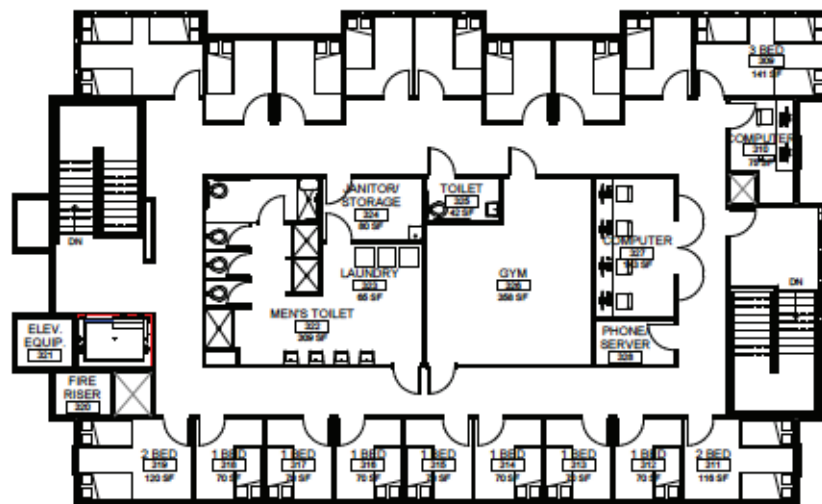
SOURCE: WMB Architects



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"





SOURCE: WMB Architects



Figure 3-4
ARCHITECTUAL RENDERINGS



Concerns include exposed plumbing, building foundation settling, siding deterioration and single pane aluminum windows



Concerns include wooden first floor exterior stairs, additional exposed plumbing
Front, second story stairs are wood



Concerns include front porch foundation settling and wood single pane windows



Concerns about primary, rear second floor stairs which are wooden

SOURCE : GOSPEL CENTER RESCUE MISSION



Figure 3-5
Building Condition Photographs

MITIGATION MONITORING/REPORTING PROGRAM

FOR THE

GOSPEL CENTER RESECUE MISSION
NEW LIFE HOMELESS DORMITORY

City of Stockton, CA

State Clearinghouse No: 2022050393

February 2023

Prepared for:
CITY OF STOCKTON
345 N. El Dorado Street
Stockton, CA 95202
(209) 937-8266

Prepared by:
BaseCamp Environmental, Inc.
802 West Lodi Ave
Lodi, CA 95240
(209) 224-8213

1.0 INTRODUCTION

This document is the Mitigation Monitoring/Reporting Program (MMRP) for the (GCRM) Gospel Center Rescue Mission New Life Homeless Dormitory, as required by CEQA Guidelines Section 15097. The primary source document for the MMRP is the *Environmental Impact Report for the Gospel Center Rescue Mission New Life Homeless Dormitory* (SCH# 2022050393) (the "EIR"). When referenced as such, the "EIR" for the project includes the Public Review Draft EIR (the DEIR) dated October 2022 and the certified Final EIR (the FEIR) dated February 2023, as well as any documents that have been incorporated into the DEIR and FEIR by reference.

1.1 PURPOSE AND SCOPE OF THIS DOCUMENT

The California Environmental Quality Act (CEQA) requires that a Lead Agency prepare and certify an Environmental Impact Report (EIR) when a proposed project may involve significant environmental effects, as defined by CEQA. Prior to project approval, the Lead Agency must also adopt an MMRP that lists all mitigation measures identified in the certified EIR and describes responsibility for their implementation and/or monitoring. The mitigation measures for the GCRM New Life Homeless Dormitory are listed together with implementation and monitoring responsibility in the Mitigation Monitoring/Reporting table following.

CEQA also requires that the Lead Agency make written findings specific to each of the significant environmental effects or potentially significant environmental effects of the project as described in the EIR. The "CEQA Findings" for the Mariposa Industrial Park project, including a Statement of Overriding Considerations, are contained in a separate document to be adopted by the Stockton City Council.

The proposed project, a summary of the project's environmental review process, the environmental documentation prepared for the project, and mitigation measures that must be implemented in conjunction with the project are discussed below.

1.2 PROJECT DESCRIPTION

The project site is located at 435 S. San Joaquin Street in the City of Stockton. The proposed project includes the demolition of two existing buildings and construction of a three-story dormitory for homeless people. The proposed dormitory would include 14,577 square feet of floor area which would provide sleeping rooms accommodating one to four beds, a classroom or common area, common rest-shower rooms, commercial and resident laundry, computer center, counseling offices, janitorial-supply room and either a classroom or recreation room on each floor. Utility services would be extended to the site from existing City water, sewer, storm drain and public utility lines in S. San Joaquin Street. An elevator would provide ADA access throughout the building. The building

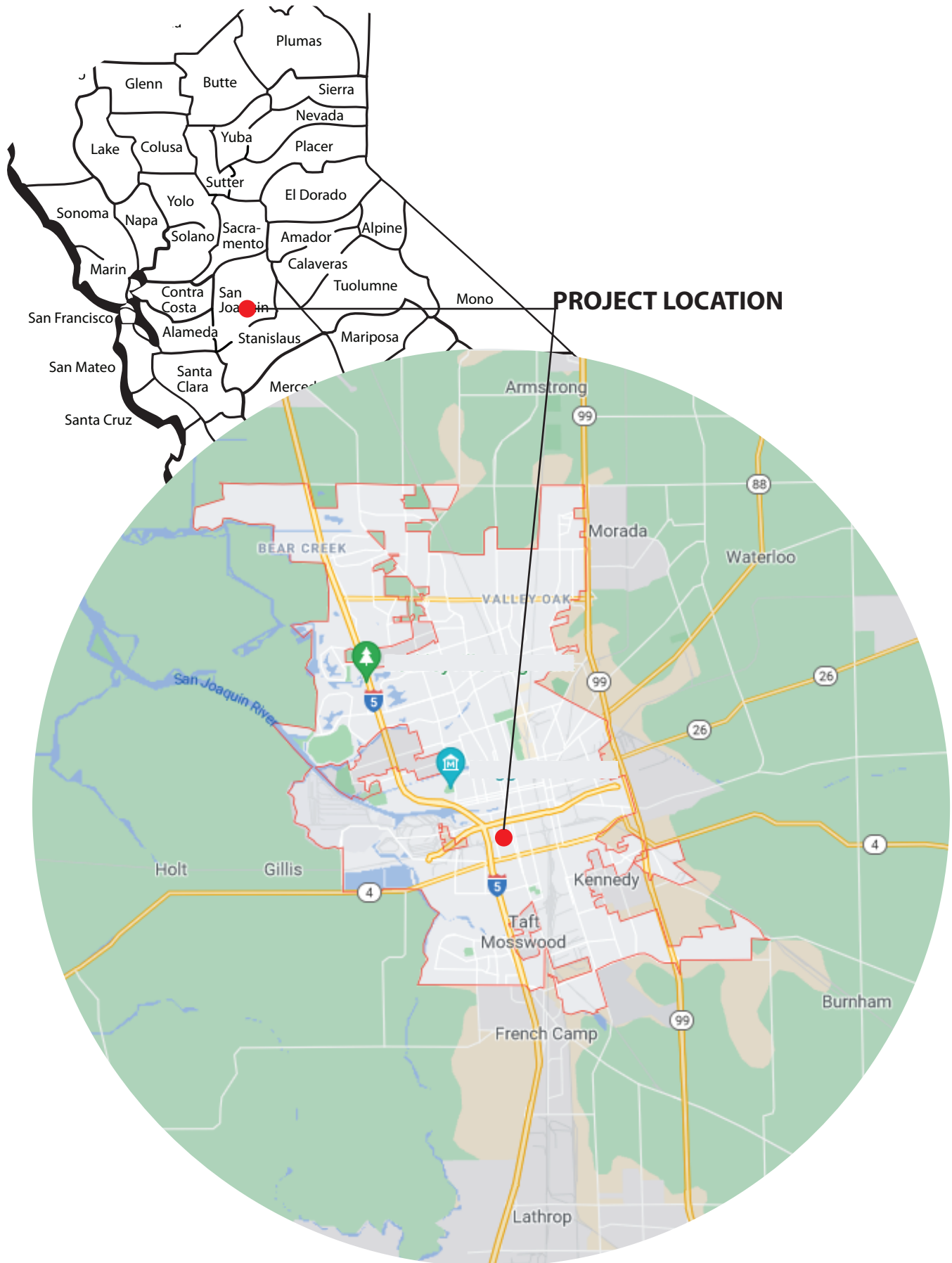
would be capable of accommodating up to 178 homeless persons under pandemic or other overflow conditions.

The proposed dormitory is consistent with the current Stockton General Plan designation of Commercial, and the current zoning of CG General Commercial. The project could require City approval of a Use Permit. The project development would also require Site Plan/Design Review and parking waiver that would be issued at the staff level.

1.3 ENVIRONMENTAL REVIEW OF THE PROJECT UNDER CEQA

The project's environmental effects, mitigation measures needed to address these effects and alternatives to the project are discussed in detail in the EIR prepared by the City of Stockton in accordance with the requirements of CEQA. EIR processing steps have included preparation and distribution of a Notice of Preparation, a scoping meeting, publication and distribution of a Draft EIR for public review, preparation of a Final EIR addressing comments received during the public review period for City Council certification, and preparation of a CEQA Findings document and this Mitigation Monitoring/Reporting Plan for adoption by the Stockton City Council. Additional detail regarding the CEQA processing of the project can be found in the Final EIR, which is incorporated by reference below.

Final Environmental Impact Report for the GCRM New Life Homeless Dormitory, Stockton, CA. February 2023. Prepared for City of Stockton Department of Community Development, 345 N. El Dorado Street, Stockton, CA 95202. Prepared by BaseCamp Environmental, Inc., 802 West Lodi Avenue, Lodi, CA 95240. State Clearinghouse Number 2022050393.



149-06

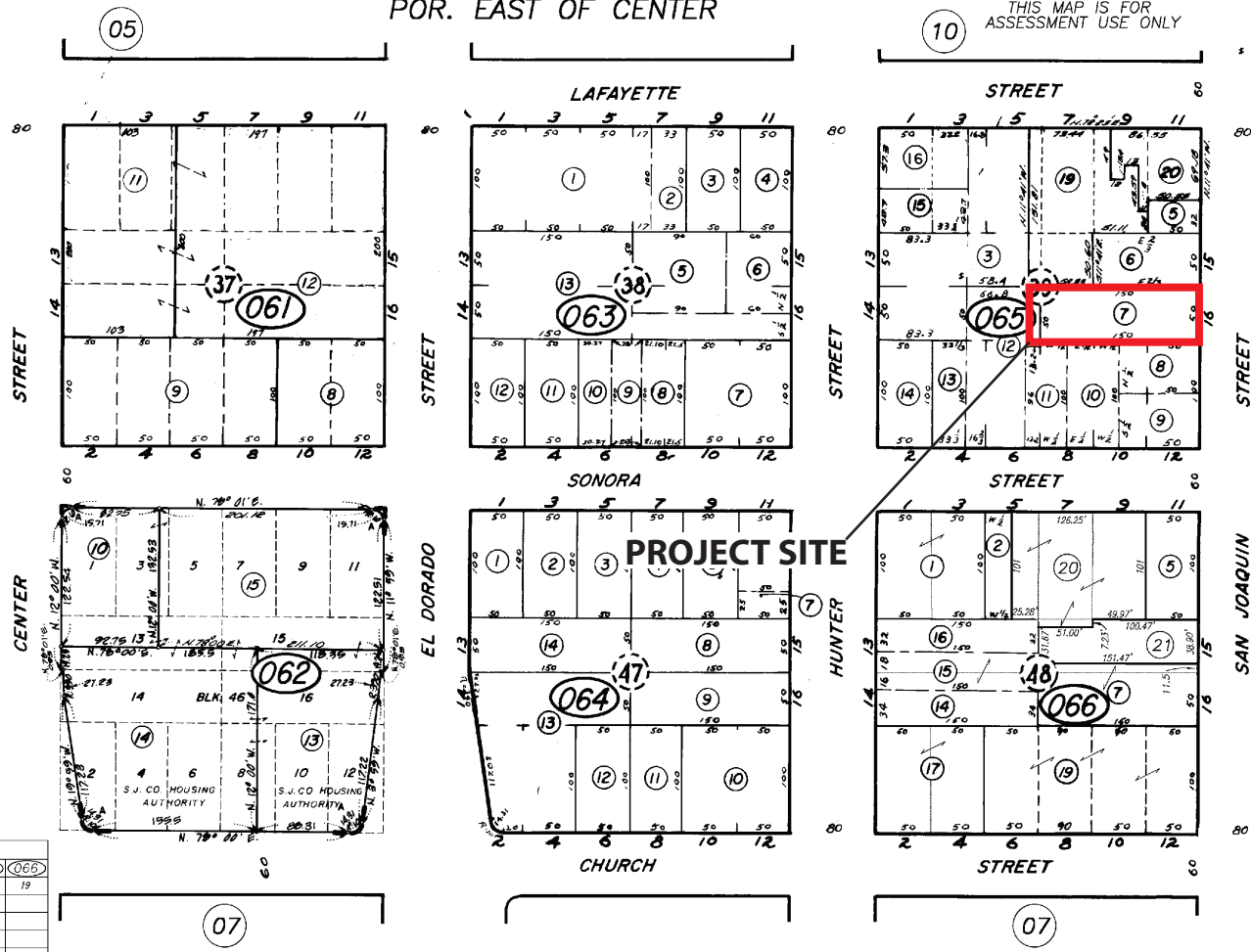
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BK. 137

POR. EAST OF CENTER

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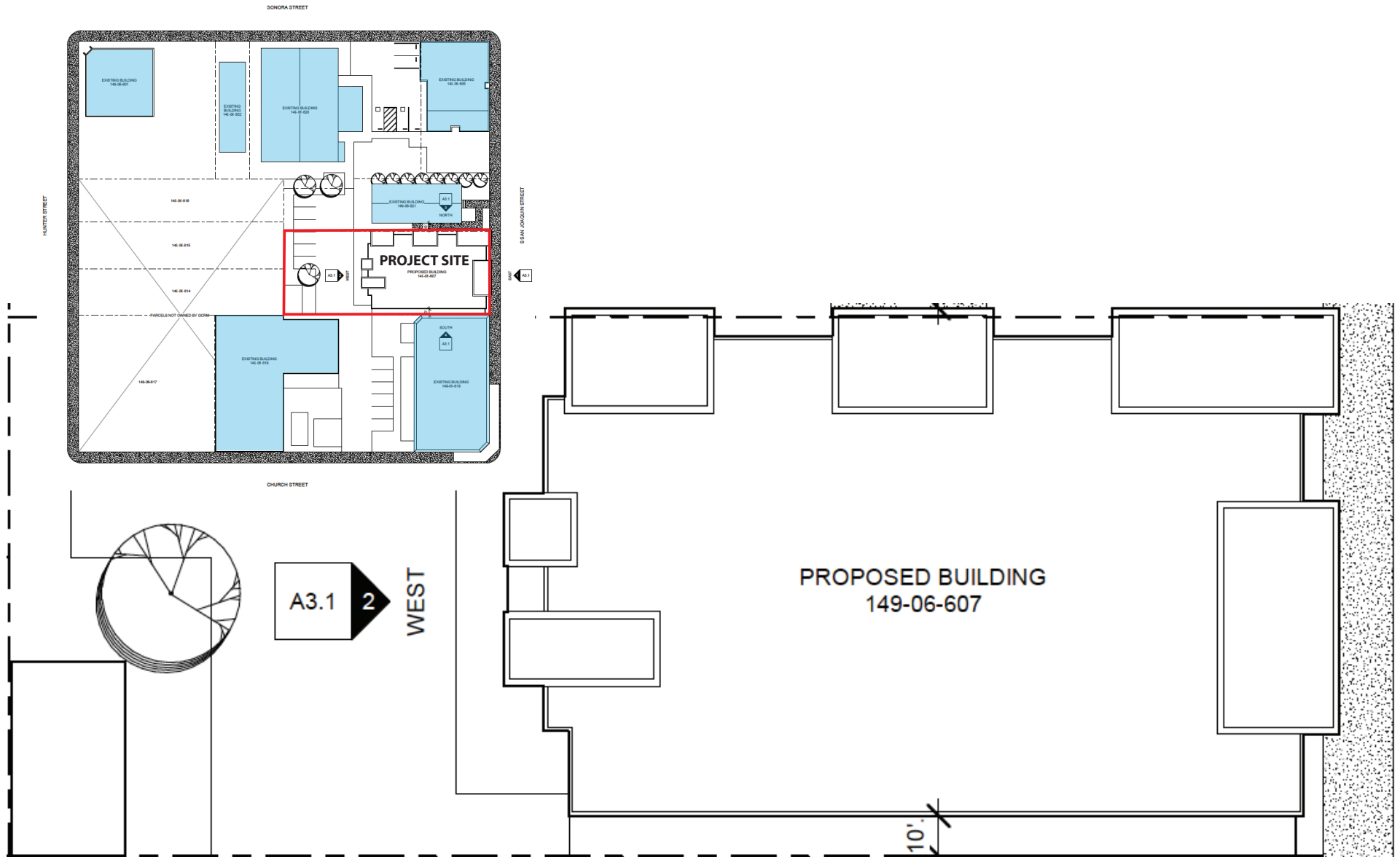
YEAR	HIGHEST A.P.N. USED				
	061	062	064	065	066
83-84					19
84-85	14				
89-90	15				
99-00				18	
00-01				20	
01-02	12				
04-05					21

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.



SOURCE: WMB Architects



SOURCE: WMB Architects



Figure 3-4
ARCHITECTUAL RENDERINGS

2.0 MITIGATION MONITORING/REPORTING PROGRAM

CEQA requires more than just preparing environmental documents; it also requires the Lead Agency to change or place conditions on a project, or to adopt plans or ordinances for a broader class of projects, which would address the potentially significant or significant environmental effects of a project. To ensure that mitigation measures within the Lead Agency's purview are actually implemented, CEQA requires the adoption of a mitigation monitoring and/or reporting program (MMRP). Specifically, CEQA Guidelines Section 15091(d) requires that a public agency, when making findings for the significant impacts of a project,

“shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.”

Mitigation measures that are not feasible, or are within the jurisdiction of other agencies, are addressed through the findings required by CEQA Guidelines Section 15091 and shown in the CEQA Findings document for the project.

The Revised FEIR for the MCRM New Life Homeless Dormitory sets forth a series of mitigation measures that are applicable to the project and will address the potentially significant effects of the project. The following table summarizes the potentially significant environmental effects that could result from approval of the Mariposa Industrial Park project as described in the EIR. The table identifies 1) each effect, 2) how each significant effect would be mitigated, 3) the responsibility for implementation of each mitigation measure, and 4) the responsibility for monitoring of each of the mitigation measures. The table follows the same sequence as the impact analysis in the EIR.

The mitigation measures shown in the table include those arising from the analysis and conclusions of the Draft EIR as well as additional mitigation measures resulting from public and agency comments on the Draft EIR, an initial version of the Final EIR dated _____ 2023 and further discussion with the comment authors in the months leading up to this publication. The comments received on the EIR and the City's responses to those comments are discussed in Chapter 22.0 of the Revised Final EIR.

Impact/Mitigation Measures	Implementation Responsibility	Monitoring/Reporting Responsibility
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<p>4.0 AESTHETICS</p>		
<p>There are no significant environmental issues or mitigation requirements in this subject area.</p>		
<p>5.0 AIR QUALITY</p>		
<p>There are no significant environmental issues or mitigation requirements in this subject area.</p>		
<p>6.0 BIOLOGY</p>		
<p>There are no significant environmental issues or mitigation requirements in this subject area.</p>		
<p>7.0 CULTURAL RESOURCES</p>		
<p>Historical Resources. This is a significant issue.</p>		
<p>CULT-1: GCRM shall take reasonable steps to make the two residential buildings on the site available for acquisition and relocation prior to demolition, provided that all costs, insurance, permitting and other related requirements will be borne by the buyer.</p> <p>CULT-2: GCRM will complete required HABS documentation for the two existing buildings and submit the documentation to the City for review and a determination as to where and how the documentation should be filed.</p>	<p>The applicant will be responsible for the required efforts, including documentation thereof.</p>	<p>CDD Building will be responsible for ensuring that the mitigation requirements have been fulfilled prior to issuing a demolition permit.</p>

Impact/Mitigation Measures	Implementation Responsibility	Monitoring/Reporting Responsibility
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<p>Impact CULT-2: Archaeological Resources. This is a potentially significant impact.</p>		
<p>CULT-3: If any subsurface cultural resources are encountered during construction of the project, all construction activities within 50 feet of the encounter shall be halted until a qualified archaeologist can examine these materials, determine their significance, and if significant recommend further mitigation measures that would reduce potential effects to a level that is less than significant. Recommended mitigation measures could include, but are not limited to, 1) preservation in place, or 2) excavation, recovery, and curation by qualified professionals. The City of Stockton Community Development Department shall be notified, and the project developer shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in a written report to the City’s Community Development Department, consistent with the requirements of the CEQA Guidelines.</p> <p>CULT-4: If burial resources or tribal cultural resources are discovered, the archaeologist and/or City shall notify the appropriate tribal representative, who may examine the materials with the archaeologist and advise the City as to their significance.</p> <p><u>The archaeologist, in consultation with the tribal representative if contacted, shall recommend mitigation measures needed to reduce potential cultural resource effects to a level that is less than significant in a written report to the City, with a copy to the tribal representative. The City shall be responsible for implementing the report recommendations. Avoidance is the preferred means of disposition of tribal cultural resources. The contractor shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in written reports to the City.</u></p>	<p>The applicant and contractor will be responsible for suspending construction activity if subsurface cultural resources are encountered, reporting finds to the City and specifying further treatment of the find consistent with CEQA requirements.</p> <p>The City will be responsible for notification of the County Coroner and/or tribal contacts as appropriate. The applicant will be responsible for implementing and documenting the archaeologist’s recommendations, in consultation with tribal representatives, as appropriate.</p>	<p>CDD Planning will be responsible for responding to reports of archaeological finds and oversight of related applicant requirements as required.</p> <p>The City will be responsible for reviewing the archaeologist’s report and overseeing implementation of its recommendations.</p>

Impact/Mitigation Measures	Implementation Responsibility	Monitoring/Reporting Responsibility
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<p>Impact CULT-3. This is a potentially significant issue.</p>		
<p>CULT-5: If project construction encounters evidence of human burial or scattered human remains, the contractor shall immediately notify the County Coroner and the Stockton Community Development Department. On advice from the NAHC, the Community Development Department notify the appropriate tribal representatives and other federal and State agencies as required. The City will be responsible for compliance with the requirements of California Health and Safety Code Section 7050.5 and with any direction provided by the County Coroner.</p> <p>CULT-6: If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission, which will notify and appoint a Most Likely Descendant. The Most Likely Descendant shall work with the City and a qualified archaeologist to decide the proper treatment of the human remains and any associated funerary objects in accordance with California Public Resources Code Sections 5097.98 and 5097.991. Avoidance is the preferred means of disposition of the burial resources.</p>	<p>The City will be responsible for notification of the County Coroner and/or tribal contacts as appropriate. The applicant will be responsible for implementing and documenting the archaeologist's recommendations, in consultation with tribal representatives, as appropriate.</p> <p>The County Coroner and Native American Heritage Commission will be responsible for further action as defined in the California Public Resources Code.</p>	<p>The City will be responsible for reviewing the archaeologist's report and overseeing implementation of its recommendations.</p> <p>The Community Development Department will be responsible for coordinating with the Coroner and Commission regarding any local agency requirements connected to the find.</p>

Impact/Mitigation Measures	Implementation Responsibility	Monitoring/Reporting Responsibility
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Impact CULT-4. Tribal Cultural Resources. This is a potentially significant issue.

<p>CULT-7: If any subsurface archaeological resources, including human burials and associated funerary objects, are encountered during construction, all construction activities within a 50-foot radius of the encounter shall be immediately halted until a qualified archaeologist can examine these materials and evaluate their significance. The City shall be immediately notified in the event of a discovery. If burial resources or tribal cultural resources are discovered, the City shall notify the appropriate tribal representative, who may examine the materials with the archaeologist and advise the City as to their significance.</p> <p>The archaeologist, in consultation with the tribal representative if contacted, shall recommend mitigation measures needed to reduce potential cultural resource effects to a level that is less than significant in a written report to the City, with a copy to the tribal representative. The City shall be responsible for implementing the report recommendations. Avoidance is the preferred means of disposition of tribal cultural resources. The contractor shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts in written reports to the City.</p>	<p>The applicant and contractor will be responsible for suspending construction activity if subsurface cultural resources are encountered, reporting finds to the City and specifying further treatment of the find consistent with CEQA requirements.</p>	<p>The City will be responsible for reviewing the archaeologist’s report and overseeing implementation of its recommendations.</p>
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8.0 GEOLOGY, SOILS, AND MINERAL RESOURCES

Impact GEO-5: Paleontological Resources. This is a potentially significant issue.

<p>GEO-2: If any subsurface paleontological resources are encountered during construction of the project, all construction activities within 50 feet of the encounter shall be halted until a qualified paleontologist can examine these materials, determine their significance, and if significant recommend further mitigation measures that would reduce potential effects to a level that is less than significant. Recommended measures could include, but are not limited to, 1) preservation in place, or 2) excavation, recovery, and curation by qualified professionals. The City of Stockton Development Department shall be notified, and the project developer shall be responsible for retaining qualified professionals, implementing</p>	<p>The applicant and contractor will be responsible will be responsible for halting construction, City notification, retaining a qualified paleontologist and implementing the paleontologist’s</p>	<p>CDD Building will be responsible for ensuring that the mitigation requirements have been fulfilled prior to issuing a demolition permit.</p>
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Impact/Mitigation Measures	Implementation Responsibility	Monitoring/Reporting Responsibility
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recommended mitigation measures, and documenting mitigation efforts in a written report to the City’s Community Development Department, consistent with the requirements of the CEQA Guidelines.

recommendations.

9.0 GREENHOUSE GAS EMISSIONS

There are no significant environmental issues or mitigation requirements in this subject area.

10.0 HAZARDS

Impact HAZ-3: Hazardous Material Sites. This is a potentially significant issue.

HAZ-1: Upon building removal, exposed soils adjacent to the structures shall be analyzed for lead and chlorinated pesticides in comparison to the applicable standard. Soil exceeding allowable contamination standards shall be remediated in accordance with a Phase II study.

The applicant will be responsible for retaining a qualified professional to conduct soil testing and report results to the City.

The CDD Building will be responsible for ensuring that testing results have been submitted and are acceptable, or that Phase II work will be required to be completed prior to the release of building permits.

HAZ-2: If warranted by soil testing results, a Phase II Environmental Site Assessment shall be conducted to determine the location and extent of soil contamination and exceedance of applicable regulatory standards, and to make recommendations for remediation of any contamination determined to present a potential risk to human health. All recommendations shall be implemented prior to the start of building construction.

The applicant will be responsible for retaining a qualified professional to prepare a Phase II analysis if required, for implementing report recommendations and reporting results to the City.

CDD Building will be responsible for ensuring that any applicable Phase II recommendations have been completed prior to the release of building permits.

Impact/Mitigation Measures	Implementation Responsibility	Monitoring/Reporting Responsibility
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<p>Impact HAZ-5: Interference with Emergency Vehicle Access and Evacuations. This is a potentially significant issue.</p>		
<p>HAZ-3: Prior to project construction involving work in off-site streets, the contractor shall coordinate with the City Department of Public Works and the Stockton Police Department and the Stockton Fire Department if construction will require road closures or lane restrictions.</p>	<p>The applicant or contractor will be responsible for coordination with City departments as required.</p>	<p>CDD Building will be responsible for ensuring that necessary coordination has occurred and that departmental recommendations will be implemented.</p>
<p>11.0 HYDROLOGY AND WATER QUALITY</p>		
<p>There are no significant environmental issues or mitigation requirements in this subject area.</p>		
<p>12.0 LAND USE AND PLANNING</p>		
<p>There are no significant environmental issues or mitigation requirements in this subject area.</p>		
<p>13.0 NOISE</p>		
<p>Impact NOISE-2: Project Construction Noise. This is a potentially significant impact.</p>		
<p>NOISE-1: Project construction shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction shall occur on Sundays or national holidays without prior approval from the Community Development Director.</p>	<p>The applicant or contractor will be responsible for ensuring that noise specifications are observed during</p>	<p>CDD Building will be responsible for ensuring that noise requirements are implemented during</p>

Impact/Mitigation Measures	Implementation Responsibility	Monitoring/Reporting Responsibility
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NOISE-2: All equipment used on the construction site during all project phases shall be fitted with mufflers in accordance with manufacturers' specifications. Mufflers shall be installed on the equipment at all times on the construction site.

construction.

construction.

14.0 PUBLIC SERVICES AND RECREATION

Impact PSR-1: Fire Protection Services. This is a potentially significant issue.

SERV-1: The contractor shall incorporate adequate access, water supply, alarm and other fire suppression and emergency access/response needs in the proposed project design and shall provide for adequate fire control during construction in coordination with the Fire Department.

The applicant or contractor will be responsible for ensuring that fire control standards are reflected in project design and proper fire controls are observed during construction.

CDD Building and Stockton FD will be responsible for plan review and monitoring of construction.

Impact PSR-2: Police Protection. This is a potentially significant issue.

SERV-2: The developer shall coordinate with the Stockton Police Department as required to establish adequate security and visibility of the construction site. Measures that the Police Department may require include, but are not limited to, secured fencing around the project site, a licensed uniformed security guard present when the project site is not active, or video surveillance 24 hours per day.

The applicant or contractor will be responsible for coordination with the SPD and that appropriate standards are observed during construction.

CDD Building and Stockton PD will be responsible for plan review and monitoring of construction as required.

Impact/Mitigation Measures	Implementation Responsibility	Monitoring/Reporting Responsibility
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<p>15.0 TRANSPORTATION</p>		
<p>There are no significant environmental issues or mitigation requirements in this subject area.</p>		
<p>16.0 UTILITIES AND ENERGY</p>		
<p>There are no significant issues in this project area. This is a less than significant issue.</p>		
<p>UTIL-1: As a Condition of Approval, the project applicant shall comply with the provisions of Stockton Municipal Code Sections 8.28.020 through 8.28.070 regarding construction and demolition waste. Permit applicants for the project shall be required to meet the waste diversion requirement of at least 50 percent of materials generated as discards by the project, regardless of whether the permit applicant performs the work or hires contractors, subcontractors, or others to perform the work.</p>	<p>Applicant will be responsible for compliance with construction waste recycling requirements.</p>	<p>CDD Building will be responsible for overseeing construction waste recycling.</p>
<p>Impact UTIL-6: Project Energy Consumption. This is a potentially significant impact.</p>		
<p>UTIL-2: As a Condition of Approval, the project applicant shall comply with the most recent version of the California Energy Code adopted by the City of Stockton at the time of project approval.</p> <p>AIR-9: Employers with 100 employees shall submit an Employer Trip Reduction Implementation Plan (ETRIP) to the City for review and approval.</p> <p>AIR-12: Buildings to be solar ready, and install solar panels to provide power for operational base power use.</p>	<p>Applicant will be responsible for incorporating Energy Code requirements in project plans and specifications.</p>	<p>CDD Building will be responsible for review and approval of building plans and specifications.</p>