



**SAN JOAQUIN COUNTY
NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF PUBLIC
SCOPING MEETING**

**GILL WOMEN'S MEDICAL CENTER, LLC
WOMEN'S HEALTH FACILITY &
HOSPITAL PROJECT**

Date: January 13, 2020

To: Responsible Agencies, Trustee Agencies, & Interested Persons

Re: Notice of Preparation of a Draft Environmental Impact Report for the Gill Women's Medical Center

Project Number(s): PA-1900240 (SA) & PA-2000014 (ER)
Property Owner(s): Jasbir S. Gill Family LTD PTP
Applicant(s): Gill Women's Medical Center, LLC

Lead Agency: San Joaquin County

Contact: Stephanie Stowers, Senior Planner
1810 E. Hazelton Avenue
Stockton, CA 95205
sstowers@sjgov.org
(209) 468-9653

Comment Period: January 15, 2020 to February 14, 2020

In accordance with the provisions of the California Environmental Quality Act (CEQA), San Joaquin County (County) has determined that the proposed Gill Women's Medical Center will require the preparation of an Environmental Impact Report (EIR). The purpose of this Notice of Preparation (NOP) is to provide sufficient information describing the proposed project and the potential environmental effects to enable meaningful input related to the scope and content of the information to be included in the EIR.

This NOP initiates the CEQA scoping process. The County will be the lead agency for the preparation of the EIR.

Documents related to the project and EIR will be available for review on the County's website at:

<https://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=actlist&typ=apd>

PUBLIC REVIEW PERIOD

This NOP is being circulated for public review and comment for a period of thirty (30) days, beginning January 15, 2020 and concluding on February 14, 2020. The County, as the lead agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with CEQA Guidelines § 15082(b). Responsible and trustee agencies, and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In the event that the County does not receive a response or request for additional review time from a responsible or trustee agency by the end of the review period, the County may presume that the agency has no response to make.

PROVIDING COMMENTS ON THIS NOTICE OF PREPARATION

Comments on how the proposed project may affect the environment are welcomed. Please contact Ms. Stowers if you have any comments regarding the project or questions about the environmental review process. Comments in response to this notice must be submitted in writing.

Written and/or email comments on the NOP should be provided at the earliest possible date, but must be received no later than 5:00 p.m. on February 14, 2020.

Comments should include the name and mailing address (email or physical) of the commenter in the body of the response. Please provide the name of an applicable contact person if you are providing comments on behalf of an agency.

SCOPING MEETING

The County will hold two (2) scoping meetings to provide an opportunity for agency representatives and the public to assist the County in determining the scope and content of the EIR.

Agency Scoping Meeting:
Wednesday, February 5, 2020
3:30-5:00 PM
Public Health Auditorium
1601 East Hazelton Avenue
Stockton, CA 95205

Public Scoping Meeting:
Wednesday, February 5, 2020
5:30-7:00 PM
Public Health Auditorium
1601 East Hazelton Avenue
Stockton, CA 95205

FOCUS OF INPUT

The County relies on responsible and trustee agencies to provide information relevant to the analysis of resources falling within its jurisdiction. The County encourages input for the proposed EIR, with a focus on the following topics:

Scope of Environmental Analysis: Guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the proposed project;

Mitigation Measures: Ideas for feasible mitigation that could potentially be imposed by the County to avoid, eliminate, or reduce potentially significant or significant impacts;

Alternatives: Suggestions for alternatives to the Gill Women's Medical Center that could potentially reduce or avoid potentially significant or significant impacts; and

Interested Parties: Identification of public agencies, public and private groups, and individuals the County should notice regarding the Gill Women's Medical Center and the accompanying EIR.

PROJECT LOCATION

The proposed Gill Women's Medical Center is located at 11000 N. West Lane, within unincorporated San Joaquin County, approximately one (1) mile north of the City of Stockton. The project encompasses three (3) parcels, totaling 60.83 acres; APNs: 059-080-07, -29, & -30 (See attached, Exhibit A for a detailed project location map). The site is currently primarily planted in vineyards, with one existing residence (Address: 11013 N. Ham Lane). Surrounding land uses are primarily agricultural with scattered residences; detailed surrounding land uses are as follows:

North of the project site: Pixley Slough (one half [$\frac{1}{2}$] mile north), City of Lodi (two and a half [$2\frac{1}{2}$] miles north)

East of the project site: Union Pacific Railroad (Fresno) (one half [$\frac{1}{2}$] mile east), City of Stockton (one half [$\frac{1}{2}$] of a mile east), State Route 99 (one and a half [$1\frac{1}{2}$] miles east)

South of the project site: Industrial development (500 feet south), Bear Creek (one [1] mile south), City of Stockton (one [1] mile south)

West of the project site: City of Stockton (three quarter [$\frac{3}{4}$] mile west), Union Pacific Railroad (Sacramento) (one and a half [$1\frac{1}{2}$] miles west)

PROJECT DESCRIPTION

The proposed project is a Site Approval application to establish a medical facility, including a women's health facility and hospital with heliport, in two (2) phases (Use Types: Public Services – Essential). The proposed project includes a Development Agreement application, which, if approved, will permit Phase 1 improvements to be constructed over five (5) years, and Phase 2 improvements to be constructed over ten (10) years (See attached, Exhibit B for site plan).

Phase 1 includes the construction of a 36,000 square foot single story women's health facility, which will provide labor, delivery, emergent medicine, and outpatient surgery center services (OSHDP-3 "Alternative Birthing Center" as designated by Health & Safety Code §1204[b][4] including accessory urgent care medicine and outpatient surgery). On-site improvements including encroachment from West Lane, parking, and private facilities for wastewater, water, and stormwater will be provided with Phase 1.

Phase 2 includes the construction of a 28,000 square foot medical office building, a 140,000 square foot hospital with 100 beds, an emergency heliport landing area, and a 6,000 square foot physical plant building (Level III Trauma Center designation from EMS pursuant to 22 Cal. Code Regs. § 100263). On-site improvements including encroachment from Ham Lane and Eight Mile Road, parking expansion, and expansion of private facilities for wastewater, water, and stormwater will also be provided with Phase 2.

The project site encompasses three (3) parcels, and a Lot Line Adjustment is proposed to result in Phase 1 and Phase 2 development to be located on stand-alone parcels.

RESPONSIBLE AGENCIES

For the purposes of CEQA, the term "Responsible Agency" includes all public agencies (other than federal agencies) beyond the Lead Agency that have discretionary approval power over the project (CEQA Guidelines Section 15381). Discretionary approval power may include such

actions as issuance of a permit, authorization, or easement needed to complete some aspect of the proposed project. Responsible Agencies may include, but are not limited to, the following:

- **California Department of Transportation (Caltrans):** Encroachment permits for placement of encroachments within, under, or over the state highway rights of way if improvements are required at freeway interchanges
- **California Department of Transportation (Caltrans) – Division of Aeronautics:** Approval of heliport-related permits
- **California Office of Statewide Health Planning and Development (OSHPD):** Approval and construction inspection of hospital buildings
- **California Department of Public Health, Licensing, and Certification:** Licensing and certification of healthcare facilities
- **Central Valley Regional Water Quality Control Board (CVRWQCB):** Clean water quality certification, National Pollutant Discharge Elimination System permit
- **San Joaquin Valley Air Pollution Control District (SJVAPCD):** Authority to construct, permit to operate
- **San Joaquin Council of Governments:** Approval of participation and certificate of payment confirming participation in the San Joaquin Multi-Species and Habitat Conservation Plan
- **Union Pacific Railroad (UPRR):** Encroachment permit for placement of encroachments within, under, or over the UPRR rights-of-way

POTENTIAL ENVIRONMENTAL EFFECTS

The County has determined that the proposed project may have a significant effect on the environment and, therefore, an EIR should be prepared. As required by CEQA, the EIR will describe the existing conditions and evaluate the potential for environmental effects of the proposed project and a reasonable range of alternatives, including the no-project alternative. It will address direct, indirect, and cumulative effects. The EIR will also discuss potential growth-inducing impacts and summarize significant and unavoidable environmental effects. The EIR will identify feasible mitigation measures, if available, to reduce potentially significant impacts. The EIR will focus on the potentially significant environmental impacts of the project. At this time, the County has identified a potential for environmental impact in the areas identified below:

Aesthetics: The analysis will address the alteration of visual characteristics from the development of the proposed hospital facility, and the potential for increases in light and glare in within the vicinity of the project site.

Agriculture and Forestry Resources: The analysis will evaluate potential direct and indirect effects on the existing surrounding agricultural uses that could result from implementation of the proposed project.

Air Quality: The analysis will address short-term construction-related and long-term operations-related increases in criteria air pollutants and precursors (e.g., reactive organic gases [ROG], oxides of nitrogen [NOX], respirable particulate matter [PM10], and fine particulate matter [PM2.5]). The analysis will also assess the potential for construction- and operations-related toxic air contaminants (TACs) to result in levels of health risk exposure at off-site sensitive receptors.

The analysis will focus on diesel particulate emitted by heavy equipment during project construction, and any additional trucks serving the project during operations.

Biological Resources: The analysis will evaluate potential direct and indirect impacts on biological resources, including riparian habitat, special-status fish, and other terrestrial and aquatic resources, that could result from implementation of the proposed project.

Cultural Resources and Tribal Cultural Resources: A record search will be conducted at the Central California Information Center and pedestrian surveys of areas proposed for ground disturbance will be conducted by a qualified archaeologist. Any tribal or other cultural resources that are known or have the potential to occur on the project site will be assessed, and the potential impacts that may occur to known and unanticipated resources because of project implementation will be evaluated. The EIR will also document the results of required consultation and any agreements on mitigation measures for California Tribal Cultural Resources.

Energy: The levels of electricity, natural gas, propane, gasoline, and diesel consumed in the construction and operation of the project will be estimated, and whether the project would result in the wasteful use of energy will be determined.

Geology and Soils: The analysis will evaluate the potential for project-related construction and operations to cause impacts related to geology and soils, including mineral resources, which could result from the development of the proposed project.

Greenhouse Gases and Climate Change: The analysis will evaluate the project's consistency with California's GHG reduction goals and related regulations and policies, and will determine whether project-generated GHG emissions would be a cumulatively considerable contribution to the global impact of climate change.

Growth Inducement: The analysis will evaluate the project's direct and indirect impacts on economic and/or population growth including the construction of additional housing, in the project vicinity.

Hazards and Hazardous Materials: The analysis will address the potential for project-related construction and operations to create significant hazards to the public of the environment through use of hazardous materials, or cause reasonably foreseeable upset and accident conditions involving the release of hazardous materials.

Hydrology and Water Quality: The analysis will describe the existing drainage and water quality conditions of the site, and provide a description of the applicable regulatory environment, and evaluate the project's hydrology and water quality impacts including "short-term construction-related effects; permanent stormwater changes' impacts to surface water quality' impacts to groundwater quality and quantity; and cumulative on- and off-site impacts.

Land Use: The analysis will describe the existing and proposed land uses in the project area and evaluate the potential inconsistencies between the proposed project and the applicable General Plan and zoning. The analysis will focus on changes in land use, land use compatibility, and general plan consistency, to the extent that potential General Plan conflicts may lead to physical impacts on the environment.

Noise and Vibration: The analysis will include information on the location of existing sensitive receptors, ambient noise levels, and natural factors that relate to the attenuation thereof. Noise and vibration impacts that would be anticipated to occur with construction and operational activities associated with the proposed project will be assessed.

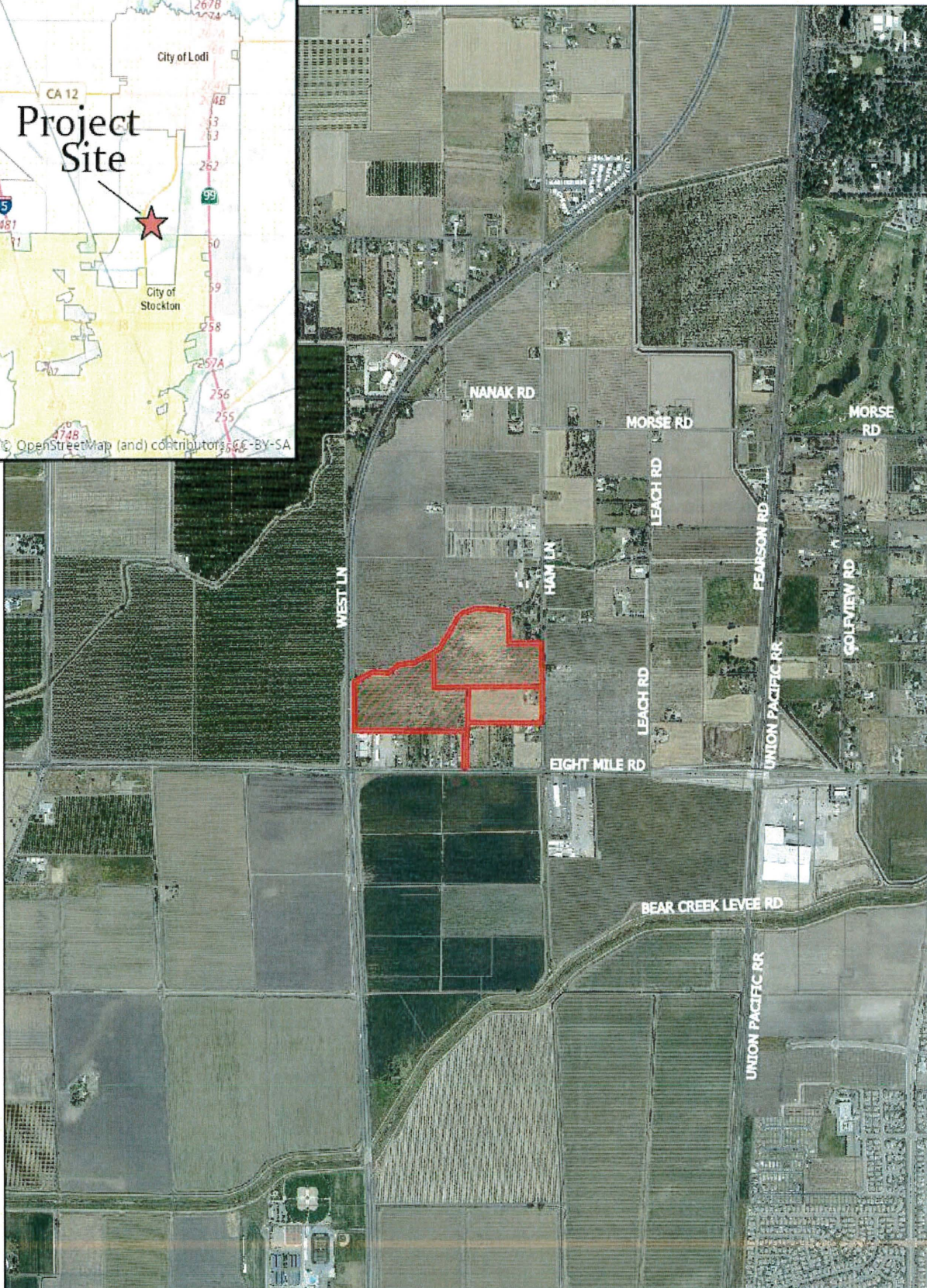
Public Services and Recreation: The analysis will address the potential impacts on public services as a result of the proposed project. Public services include fire protection, law enforcement, schools, parks and recreation, and libraries.

Transportation: The analysis will include a Traffic Study. The traffic study will analyze the increase in vehicle traffic, and Level of Service and Vehicle Miles Travelled impacts to streets and intersections potentially impacted by the project, including West Lane, Eight Mile Road, and Ham Lane, and other surrounding roads.

Utilities and Service Systems: The analysis will address the potential for environmental affects as a result of the proposed project's increased impact on water supply, distribution, and treatment; wastewater collection, conveyance, and treatment; solid waste collection and disposal; and electricity and natural gas.

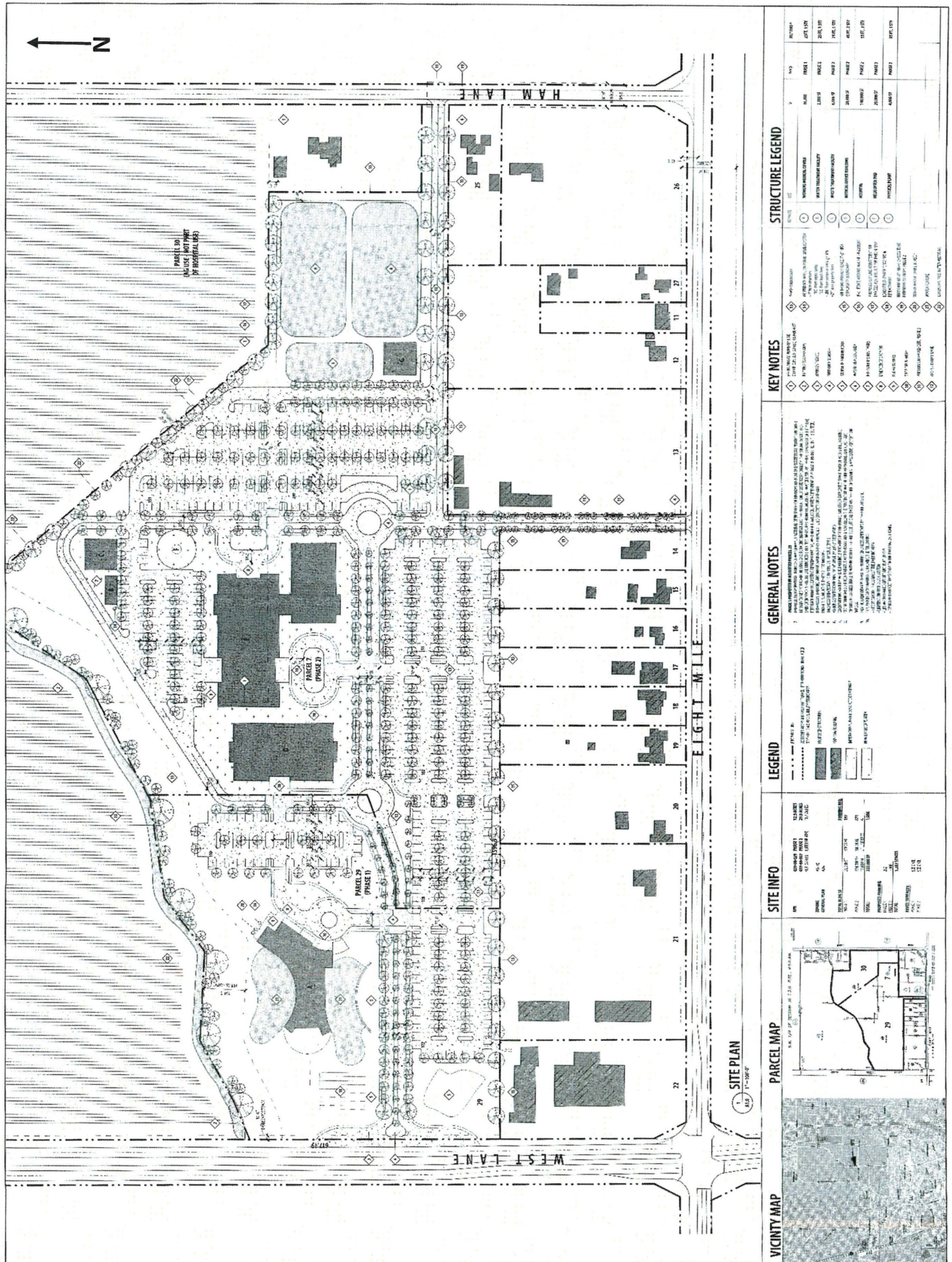
EXHIBIT A

Vicinity



Project Location

EXHIBIT B



Site Plan