

STAFF REPORT - Development Title Text Amendment

Application Information

Owner: **San Joaquin County**
Applicant: **Housing Authority of the County of San Joaquin (HACSJ)**
File Number: **PA-1800327**
Location: **Applicable Countywide**

Supervisory District: **All**
CEQA Determination: **Mitigated Negative Declaration**
Staff: **Megan Aguirre**

Project Description

This project is a proposed Development Title Text Amendment (Text Amendment) application to permit a new use type, Veterans Supportive Housing, in the P-F (Public Facilities) zone with special use regulations pertaining to public services and location. Based on the proposed special use regulations, Veterans Supportive Housing projects would be subject to either an Improvement Plan or a Site Approval application. The proposed Text Amendment includes amending the Development Title as follows:

- Chapter 9-115 Use Classification System: Add Section 9-115.150 “Veterans Supportive Housing” as a new use type and define the use type as “long-term, supportive and affordable housing for veterans and their families to assist in regaining and maintaining independence.”
- Table 9-705.2 Uses in Other Zones: Add “Veterans Supportive Housing” as “Permitted with Improvement Plan” in the P-F (Public Facilities) zone and “Use Not Permitted” for the AP-X and M-X zones.
- Development Title Section 9-705.6 Special Use Regulations in the Public Facilities Zone: Amend to include special use regulations pertaining to Veterans Supportive Housing, including the requirement for a Site Approval application for all proposed projects with a cumulative number of fifty (50) or more units, as well as location and service requirements.
- Table 9-305.2 Uses in Residential Zones, Table 9-405.2 Uses in Commercial Zones, Table 9-505.2 Uses in Industrial Zones, and Table 9-605.2 Uses in Agricultural Zones: Add Veterans Supportive Housing as “Use Not Permitted” in each zone.
- Table 9-1015.3(a): Add a parking requirement of 1.5 spaces per dwelling unit.

The underlying project that necessitated the need for this text amendment is a forty-nine (49) unit affordable housing development exclusively for homeless veterans to be located on a 4-acre portion of a 16-acre parcel owned by San Joaquin County Hospital (APN: 193-050-15). The project site is located on the north side of Mathews Road, 880 feet west of Manthey Road, Stockton.

Recommendation

Approval.

Referrals and Replies

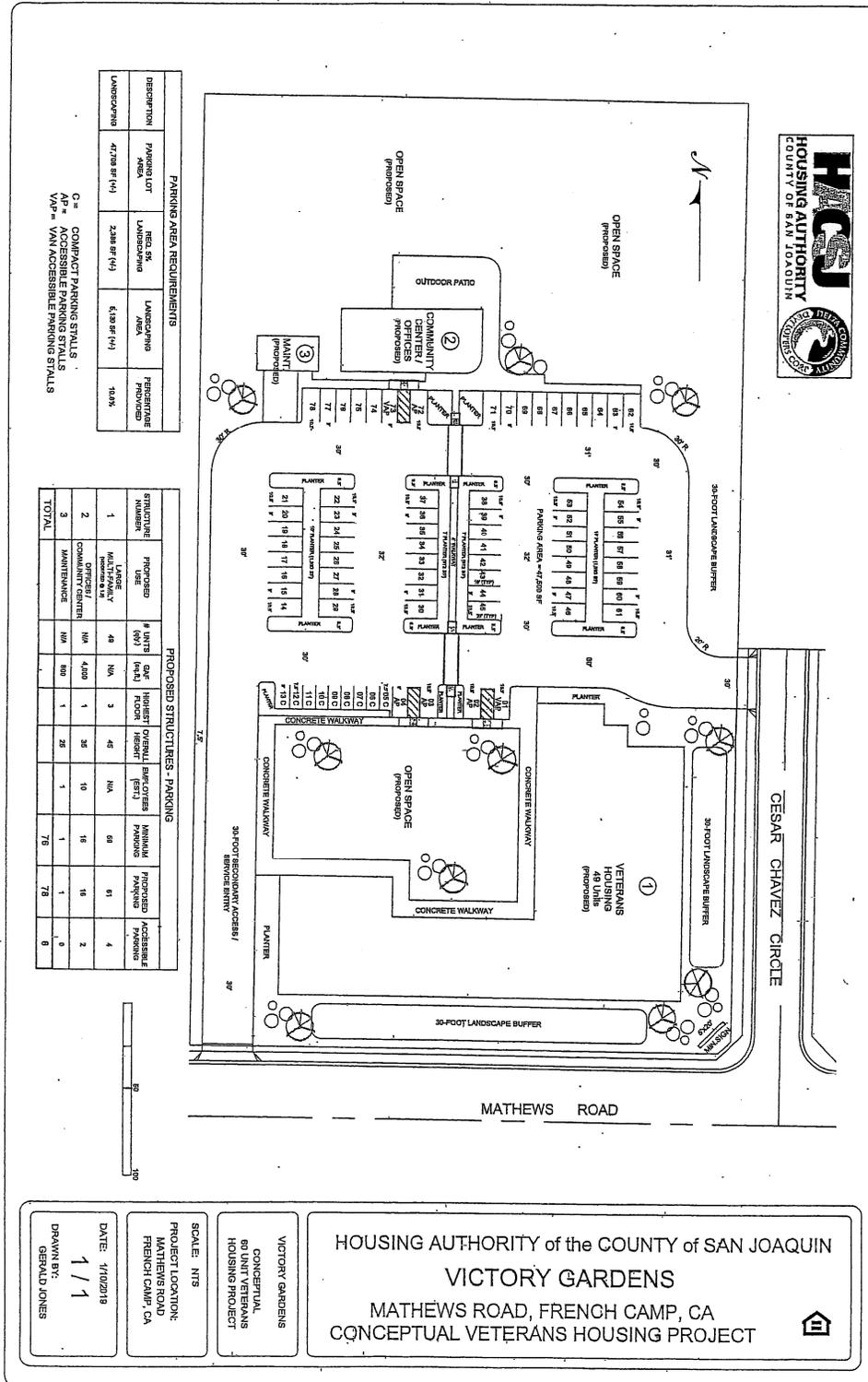
Early consultation referrals were mailed on March 5, 2019, with responses due by March 19, 2019. Application referrals were mailed on March 22, 2019 with responses due on April 22, 2019. A revised application referral for the revised environmental document was mailed on July 15, 2019 with responses due on August 15, 2019.

AGENCY	RESPONSE DATE (through August 13, 2019)
SJC Assessor	
SJC Board of Supervisors	
SJC Building Division/Plan Check	
SJC County Counsel	
SJC Administrator's Office	
SJC Environmental Health	March 18, 2019/August 15, 2019
SJC Fire Prevention Bureau	
SJC General Services	
SJC Mosquito Abatement	
SJC Public Works	March 20, 2019/July 19, 2019
SJC Sheriff Communications Director	
All Cities	
City of Stockton Department of Public Works	August 13, 2019
All Fire Districts	
Lathrop-Manteca Fire District	March 8, 2019
All School Districts	
Air Pollution Control District	
San Joaquin Council of Governments	March 8, 2019
Caltrans – District 10	March 27, 2019
CA Highway Patrol	
CA Fish and Wildlife: All Regions	
Central Valley Flood Protection Board	April 16, 2019
CA Division of Aeronautics	
CA Native American Heritage Commission	
Federal Emergency Management Agency	March 18, 2019/April 1, 2019/July 18, 2019
US Fish & Wildlife	
PG&E	March 13, 2019/July 22, 2019
AT&T	
RD 17 Mossdale	
Stockton Water Service	
ALUC/CMA	March 28, 2019
Haley Flying Service	
Precissi Flying Service	
Sierra Club	
Stockton Airport	
North Valley Yokuts Tribe	March 29, 2019
California Tribal TANF Partnership	
California Valley Miwok Tribe	
United Auburn Indian Community	

A legal ad for the public hearing was published in the Stockton Record on August 26, 2019.

Twenty (20) public hearing notices were mailed on August 26, 2019.

UNDERLYING PROJECT



SITE PLAN
 Application # PA-1800327
 Received By *gmg* on 2/22/19

PARKING AREA REQUIREMENTS

DESCRIPTION	PARKING LOT AREA	REAL SQ. FT.	LANDSCAPING AREA	PERCENTAGE PROVIDED
LANDSCAPING	4,738 SF (H)	2,368 SF (H)	6,106 SF (H)	74.8%

C = COMPACT PARKING STALLS
 AP = ACCESSIBLE PARKING STALLS
 VAP = VAN ACCESSIBLE PARKING STALLS

PROPOSED STRUCTURES - PARKING

STRUCTURE NUMBER	PROPOSED USE	# UNITS (H)	HIGHEST ORIGINAL FLOOR HEIGHT (FT)	MINIMUM PARKING PROVIDED	PROPOSED ACCESSIBLE PROVIDED
1	WALKWAY	48	NA	3	4
2	OFFICE/COMMUNITY CENTER	NA	4.00	1	2
3	MAINTENANCE	NA	3.00	1	1
TOTAL				78	8

HOUSING AUTHORITY of the COUNTY of SAN JOAQUIN
VICTORY GARDENS
 MATHÉWS ROAD, FRENCH CAMP, CA
 CONCEPTUAL VETERANS HOUSING PROJECT

VICTORY GARDENS
 CONCEPTUAL 60 UNIT VETERANS HOUSING PROJECT

SCALE: NTS

PROJECT LOCATION:
 MATHÉWS ROAD
 FRENCH CAMP, CA

DATE: 1/10/2019
 1/1
 DRAWN BY:
 GERMALD JONES

Mathews Road Complex



- Mathews Road Complex
- Parcel Boundaries (APN: 193-050-15/7751 S. Mantney Road, French Camp)
- Project Site

Analysis

Background

The San Joaquin County Hospital owns approximately 357.36 acres of land comprised of several parcels on the west side of Interstate 5 at the northwest corner of Mathews Road and Manthey Road. This is commonly referred to as the Mathews Road Complex. The property contains multiple uses, including the San Joaquin County Hospital (also referred to as San Joaquin General Hospital), the Veteran's Stockton Clinic, San Joaquin General Hospital Dialysis Center, Health Plan of San Joaquin, and two (2) migrant farm labor housing developments operated by the Housing Authority of San Joaquin County (HACCSJ). The VA Community-Based Outpatient Clinic (CBOC) and the Community Living Center (CLC) are also proposed to be built on a 52-acre area of land north of the San Joaquin County Hospital. There are also several undeveloped areas.

HACCSJ is applying with the California Department of Housing and Urban Development to procure the competitively awarded Veterans Housing and Homelessness Prevention Program Funding (VHHP) to establish a facility to house homeless Veterans ("Victory Gardens"), and has also been working with the County on finding a suitable location. The purpose of the VHHP is to facilitate the acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. A vacant portion of the San Joaquin County Hospital site was determined to be a suitable location based on the close proximity to transportation and veteran, medical, and community services. However, the property is zoned Public Facilities (P-F), which does not currently permit this use. In fact, none of the existing use types found in the Development Title are directly applicable to housing for homeless Veterans.

On February 20, 2019, the Board of Supervisors approved the General Services Department Director to sign an Option to Lease Agreement with HACCSJ for a 4.75-acre portion of a 16-acre parcel at the Mathews Road Complex. The Board of Supervisors also directed County staff to process and bring forward a Text Amendment for consideration that would allow veteran's housing on parcels with public services zoned Public Facilities that are within reasonable distance of veteran, medical, and community services. The subject Text Amendment is being processed as a result of the Board of Supervisors action.

After several meetings with the County and the discussion of potential options, HACCSJ submitted the subject Text Amendment application to permit a new use type, "Veterans Supportive Housing," in the P-F (Public Facilities) zone. Veterans Supportive Housing is proposed to be defined as "long-term, supportive and affordable housing for veterans and their families to assist in regaining and maintaining independence." As part of the application, the applicant has also proposed the following special use regulations:

Section 9-705.6 SPECIAL USE REGULATIONS IN THE PUBLIC FACILITIES ZONE

- (c) **Veterans Supportive Housing.** Veterans supportive housing may be permitted in the P-F zone subject to the following requirements:
- (1) An Improvement Plan shall be required for projects where the total number of cumulative units for veterans supportive housing is equal to or less than forty-nine (49).
 - (2) A Site Approval shall be required for projects where the total number of cumulative units for veterans supportive housing is equal to or greater than fifty (50).
 - (3) Development shall occur on parcels located within one half (1/2) mile of a State or Federal Interstate.

- (4) Development shall occur on parcels with primary frontage on a Minor Arterial or higher classification roadway.
- (5) Development shall occur on parcels located within one-quarter (1/4) mile of a County owned hospital.
- (6) Development shall comply with multi-family residential project landscaping requirements contained in Section 9-1020.6(a) of the Development Title and parking landscaping requirements contained in Section 9-1020.5 of the Development Title.
- (7) Signs shall comply with the regulations for multi-family residential projects contained in Section 9-1710.4(b)
- (8) Veterans supportive housing shall be served by public water, sewer, and storm drainage.
- (9) If during the course of construction, including any grading activity associated with said construction, subsurface cultural resources are uncovered anywhere within the project site, work shall be immediately halted in the vicinity of the finding and a qualified cultural resources specialist consulted for an on-site evaluation.
- (10) If artifacts or evidence of materials such as bone, shell, or nonnative stone are uncovered during construction activities, work shall immediately be halted in the vicinity of the finding and a qualified archaeologist consulted for an on-site evaluation. Said evaluation may entail an archaeological test excavation and/or mitigative data recovery.

Underlying Project

The underlying project that necessitated the need for this Text Amendment is Victory Gardens, a forty-nine (49) unit affordable housing development exclusively for homeless veterans on a 4-acre portion of a 16-acre parcel owned by San Joaquin County Hospital (APN: 193-050-15). In addition to the residential units, a 4,000 square foot community center (private use for residents only) and office space is proposed. There is also an 800 square foot maintenance building proposed. It is anticipated that there will be two (2) full time employees and two (2) part time employees associated with operating the facility. The average number of personal vehicles associated with each unit is one (1). The proposed project will be served by the City of Stockton for water and sewer. Storm drainage will be retained as part of the County's stormwater system for the Mathews Road Complex, which includes an option for stormwater retention on the project site.

If the Text Amendment is approved, pursuant to proposed Development Title Section 9-705.6(c)(1), the underlying project would be subject to an Improvement Plan application. Although an Improvement Plan is a ministerial application and does not require California Environmental Quality Act (CEQA) review, the proposed Text Amendment is discretionary and does require CEQA review. As a result, the underlying project was included in the environmental review for the Text Amendment.

If HACSJ proposes future expansion of the housing development to include a cumulative number of units equal to or greater than fifty (50), proposed Special Use Regulation 9-705.6(c)(2) requires that the expansion is subject to a Site Approval application and further California Environmental Quality Act (CEQA) review. This gives the HACSJ flexibility to expand, while also permitting agencies the opportunity to review the project.

Basis for Development Title Text Amendment

Prior to approving an application for a Text Amendment, the Planning Commission and the Board of Supervisors must determine that the proposed Text Amendment is consistent with the General Plan and any applicable Master Plan. Since the proposed Text Amendment limits the Veterans Supportive Housing to areas meeting a specific locational criteria, there is only one (1) possible location for this project to occur within the unincorporated areas of San Joaquin County, and this area has an underlying General Plan designation of Public (P/F). Therefore, the following is an analysis of the consistency of the proposed Development Title Text Amendment with the General Plan and the P/F designation.

General Plan Consistency

Public (P/F) (pg. 3.1-67)

This designation provides for location of services and facilities that are necessary to the health and welfare of the community. The Public designation may be applicable to any area of the County where a public or quasi-public use is appropriate or where a public agency owns property. Building types vary based on use.

Allowed Uses

This designation provides for the following public and quasi-public uses:

- Government buildings
- Public and private schools
- Colleges and universities
- Libraries
- Penal institutions
- Hospitals
- Public and private airports (excluding the Stockton Metropolitan Airport)
- Water, wastewater, and drainage facilities
- Transportation and utility facilities
- Other compatible public, quasi-public uses

As previously noted, the Veterans Supportive Housing use type is defined as “long-term, supportive and affordable housing for veterans and their families to assist in regaining and maintaining independence,” and is consistent with the intent of the P/F General Plan designation as an “other compatible public, quasi- public uses.” The proposed use type is inherently the provision of a service facility for the health and welfare of our homeless veterans population, and with the proposed special use regulations, can only be sited in a specific area, which is property owned by a public agency (the County).

PUBLIC USES

General Plan Goal LU-9 (pg. 3.1-69): Provide for governmental, utility, institutional, educational, cultural, religious, and social facilities and services that are located and designed to complement San Joaquin County communities and to minimize incompatibility with neighborhoods and other uses.

- **LU-9.1 Adequate Community Supporting Uses:** The County shall encourage the development of a broad range of public and private community-supportive facilities and services within Urban Communities to provide places that serve the varied needs of the community, provide for community meeting places, and provide community and neighborhood landmark buildings and places.

- **LU-9.2 Buffers:** The County shall ensure that residential and other non-compatible uses are separated and buffered from major public facilities, such as landfills, airports, and wastewater treatment facilities using location appropriate measures (e.g., distance, screens, berms).

The Veterans Supportive Housing use type is intended to provide housing for veterans and their families. Since San Joaquin County has a need for affordable housing for homeless veterans, this would be a community-supportive use. Based on the proposed locational criteria, it would also be advantageously sited near other services utilized by veterans, such as the Veterans Affairs Office, the County hospital, and transit, but away from other non-compatible uses, such as existing landfills, airports, and wastewater treatment facilities within San Joaquin County.

Cultural Resources

On March 29, 2019, the Community Development Department received notification from Katherine Perez of the Northern Valley Yokuts tribe that the project site may contain sensitive cultural resources. The letter requested a site record search be conducted through the Central California Information Center, as well as through the Native American Heritage Commission, and that a site visit be conducted. The letter constituted a request for a Tribal Consultation pursuant to AB52, which requires that public agencies consult with tribes about proposed projects to avoid potential significant impacts on cultural tribal resources.

On June 5, 2019, a site visit was conducted with Katherine Perez and another member of the Northern Valley Yokuts tribe, as well as two (2) consultants retained by the Housing Authority of San Joaquin County, and County staff. During the site visit, potential mitigation measures were discussed, and follow up emails resulted in mitigation language to reduce any potentially significant impacts to less than significant. As a result of the visit and tribal consultation, the environmental documentation was revised to include updated language for the Tribal Cultural Resources section. Special Use Regulations (c)(9) and (c)(10), which address encountering potential resources, were also added to the proposed Text Amendment language to ensure that existing State regulations are complied with during the process for construction of the underlying project and any potential future expansions.

San Joaquin County of Governments

San Joaquin Council of Governments has determined that the underlying project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the State and Federal Endangered Species Acts and ensures that the potential impacts to habitat land and species are mitigated below a level of significance in compliance with CEQA. If the Development Title Text Amendment is approved, the underlying project will require issuance of a building permit and an approved Improvement Plan. The SJMSCP is a fee based plan that requires participation/payment prior to issuance of a building permit. The applicant has stated that the project will participate in the SJMSCP to comply with CEQA. The fee will be collected prior to issuance of any building permit.

Recommendations

Action

It is recommended that the Planning Commission:

1. **Approve the revised Mitigated Negative Declaration; and**
2. **Forward Development Title Text Amendment No. PA-1800327 to the Board of Supervisors with a recommendation for approval based on the ability to make the required Basis for Development Title Text Amendment.**

Basis for Development Title Text Amendment

Prior to approving an application for a Text Amendment, the Planning Commission and the Board of Supervisors shall determine that the proposed Text Amendment is consistent with the General Plan and any applicable Master Plan.

- **This determination can be made because the proposed addition to the Development Title does not conflict with any of the goals, objectives, policies or implementation measures of the General Plan or any applicable Master Plan. Specifically, the proposed Development Title Text Amendment is consistent with the policies, goals, and objectives contained in the General Plan regarding Public (P/F) General Plan designations. The addition of the new use type Veterans Supportive Housing in the P-F zone subject to an approved Improvement Plan or Site Approval application with special use regulations will not require a change to the General Plan designation or zone classification.**

DRAFT
 THE COUNTY OF SAN JOAQUIN,
 STATE OF CALIFORNIA

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 9 OF THE ORDINANCE CODE OF THE COUNTY OF SAN JOAQUIN RELATING TO SECTION 9-115.150 (ARTICLE 1. RESIDENTIAL USE TYPES), TABLE 9-305.2 (USES IN RESIDENTIAL ZONES), TABLE 9-405.2 (USES IN COMMERCIAL ZONES), TABLE 9-505.2 (USES IN INDUSTRIAL ZONES), TABLE 9-605.2 (USES IN AGRICULTURAL ZONES), TABLE -705.2 (USES IN OTHER ZONES), SECTION 9-705.6 (SPECIAL USE REGULATIONS IN THE PUBLIC FACILITIES ZONE), AND TABLE 9-1015.3(a) (PARKING SPACE REQUIREMENTS, RESIDENTIAL) OF THE DEVELOPMENT TITLE

The Board of Supervisors of the County of San Joaquin ordains as follows:

SECTION 1. Section 9-115.150, Chapter 9-115, Division 1, Title 9 of the San Joaquin County Ordinance Code is hereby amended to add the Sections and Tables as follows:

Section 9-115.150

Veterans Supportive Housing. “Veterans supportive housing” means long –term, supportive and affordable housing for veterans and their families to assist in regaining or maintaining independence. This use type has specific locational criteria and development requirements in the Public Facilities (P-F) zone.

SECTION 2. Table 9-305.2, Chapter 9-305, Division 3, Title 9 of the San Joaquin County Ordinance Code is hereby amended to add the Table as follows:

**CHAPTER 9-305
 RESIDENTIAL ZONES: USE REGULATIONS**

Table 9-305.2 Uses in Residential Zones

Residential Use Types	Residential Zones					
	R-R	R-VL	R-L	R-M	R-MH	R-H
<u>Veterans Supportive Housing</u>	:	:	:	:	:	:

SECTION 3. Table 405.2, Chapter 9-405, Division 4, Title 9 of the San Joaquin County Ordinance Code is hereby amended to add the Table as follows:

**CHAPTER 9-405
 COMMERCIAL ZONES: USE REGULATIONS**

Table 9-405.2 Uses in Commercial Zones

Residential Use Types	Commercial Zones								
	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X
<u>Veterans Supportive Housing</u>	:	:	:	:	:	:	:	:	:

SECTION 4. Table 505.2, Chapter 9-505, Division 5, Title 9 of the San Joaquin County Ordinance Code is hereby amended to add the sections follows:

**CHAPTER 9-505
INDUSTRIAL ZONES: USE REGULATIONS**

Table 9-505.2 Uses in Industrial Zones

Residential Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
<u>Veterans Supportive Housing</u>	:	:	:	:	:

SECTION 5. Table 605.2, Chapter 9-605, Division 6, Title 9 of the San Joaquin County Ordinance Code is hereby amended to add the Table as follows:

**CHAPTER 9-605
AGRICULTURAL ZONES: USE REGULATIONS**

Table 9-605.2 Uses in Agricultural Zones

Residential Use Types	Agricultural Zones			
	AG	AL	AU	ARM
<u>Veterans Supportive Housing</u>	:	:	:	:

SECTION 6. Table 705.2, Chapter 9-705, Division 7, Title 9 of the San Joaquin County Ordinance Code is hereby amended to add the Table as follows:

**CHAPTER 9-705
OTHER ZONES: USE REGULATIONS**

Table 9-705.2 Uses in Other Zones

Residential Use Types	Other Zones		
	P-F	M-X	AP-X
<u>Veterans Supportive Housing*</u>	<u>PI</u>	:	:

SECTION 7. Section 9-705.6, Chapter 705, Division 7, Title 9 of the San Joaquin County Ordinance Code is hereby amended to add the Section as follows:

Section 9-705.6 SPECIAL USE REGULATIONS IN THE PUBLIC FACILITIES ZONE

- (c) **Veterans Supportive Housing.** Veterans supportive housing may be permitted in the P-F zone subject to the following requirements:
- (1) An Improvement Plan shall be required for projects where the total number of cumulative units for veterans supportive housing is equal to or less than forty-nine (49).
 - (2) A Site Approval shall be required for projects where the total number of cumulative units for veterans supportive housing is equal to or greater than fifty (50).
 - (3) Development shall occur on parcels located within one half (1/2) mile of a State or Federal Interstate.
 - (4) Development shall occur on parcels with primary frontage on a Minor Arterial or higher classification roadway.
 - (5) Development shall occur on parcels located within one quarter (1/4) mile of a County owned hospital.
 - (6) Development shall comply with multi-family residential project landscaping requirements contained in Section 9-1020.6(a) of the Development Title and parking landscaping requirements contained in Section 9-1020.5 of the Development Title.
 - (7) Signs shall comply with the regulations for multi-family residential projects contained in Section 9-1710.4(b)
 - (8) Veterans supportive housing shall be served by public water, sewer, and storm drainage.
 - (9) If during the course of construction, including any grading activity associated with said construction, subsurface cultural resources are uncovered anywhere within the project site, work shall be immediately halted in the vicinity of the finding and a qualified cultural resources specialist consulted for an on-site evaluation.
 - (10) If artifacts or evidence of materials such as bone, shell, or nonnative stone are uncovered during construction activities, work shall immediately be halted in the vicinity of the finding and a qualified archaeologist consulted for an on-site evaluation. Said evaluation may entail an archaeological test excavation and/or mitigative data recovery.

SECTION 6. Table 9-1015.3(a), Chapter 9-1015, Division 10, Title 9 of the San Joaquin County Ordinance Code is hereby amended to add the Table as follows:

**CHAPTER 9-1015
PARKING AND LOADING**

Table 9-1015.3(a) Parking Space Requirements, Residential

Residential Use Types	Spaces Require
<u>Veterans Supportive Housing</u>	<u>1.5 spaces/dwelling unit</u>

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this _____ of _____ to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

MIGUEL A. VILLAPUDUA
Chairman, Board of Supervisors
County of San Joaquin
State of California

ATTEST: RACHÉL DEBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California

BY: _____

REVISED

MITIGATED NEGATIVE DECLARATION

Filed Doc #: 39-07152019-218
07/15/2019 01:45:20 PM

TO: Office of Planning & Research
P. O. Box 3044
Sacramento, California 95812-3044

Steve J. Bestolarides
San Joaquin County Clerk

County Clerk, County of San Joaquin

FROM: San Joaquin County Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

PROJECT TITLE: DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-1800327 (TA)

PROPOSER: San Joaquin County Hospital

PROJECT LOCATION: The project site is on the northwest corner of the intersection of Mathews Road and Manthey Road, Stockton. The Development Title Text Amendment is applicable countywide. (APN/Address: APN/Address: 193-050-15/7751 South Manthey Road, French Camp) (Supervisorial District: 1)

Project Description: The following is a proposed Development Title Text Amendment application to permit a new use type, Veterans Supportive Housing, in the P-F (Public Facilities) zone subject to an approved Improvement Plan.

- The underlying project that necessitated the need for this Text Amendment is a forty-nine (49) unit affordable housing development exclusively for homeless Veterans on a 4-acre portion of a 16-acre parcel owned by San Joaquin County Hospital (APN: 193-050-15). In addition to the residential units, a 4,000 square foot community center (private use for residents only) and office space is proposed. There is also an 800 square foot maintenance building proposed. It is anticipated that there will be two full time employees and two part time employees associated with operating the facility. The average number of personal vehicles associated with each unit is one (1). The project will be served by public water, sewer and storm drainage. See Site Plan dated February 22, 2019 (attached).

Section 9-115.150

Veterans Supportive Housing. "Veterans supportive housing" means long -term, supportive and affordable housing for Veterans and their families to assist in regaining or maintaining independence. Veterans supportive This use type has specific locational criteria and development requirements in the Public Facilities (P-F) zone.

CHAPTER 9-305 RESIDENTIAL ZONES: USE REGULATIONS

Table 9-305.2 Uses in Residential Zones

Residential Use Types	Residential Zones					
	R-R	R-VL	R-L	R-M	R-MH	R-H
Veterans Supportive Housing	-	-	-	-	-	-

AUG 19 2019

**CHAPTER 9-405
COMMERCIAL ZONES: USE REGULATIONS**

Table 9-405.2 Uses in Commercial Zones

Residential Use Types	Commercial Zones								
	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X
<u>Veterans Supportive Housing</u>	=	=	=	=	=	=	=	=	=

**CHAPTER 9-505
INDUSTRIAL ZONES: USE REGULATIONS**

Table 9-505.2 Uses in Industrial Zones

Residential Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
<u>Veterans Supportive Housing</u>	=	=	=	=	=

**CHAPTER 9-605
AGRICULTURAL ZONES: USE REGULATIONS**

Table 9-605.2 Uses in Agricultural Zones

Residential Use Types	Agricultural Zones			
	AG	AL	AU	ARM
<u>Veterans Supportive Housing</u>	=	=	=	=

**CHAPTER 9-705
OTHER ZONES: USE REGULATIONS**

Table 9-705.2 Uses in Other Zones

Residential Use Types	Other Zones		
	P-F	M-X	AP-X
<u>Veterans Supportive Housing*</u>	<u>PI</u>	=	=

Section 9-705.6 SPECIAL USE REGULATIONS IN THE PUBLIC FACILITIES ZONE

(c) **Veterans Supportive Housing.** Veterans supportive housing may be permitted in the P-F zone subject to the following requirements:

(1) An Improvement Plan shall be required for projects where the total number of cumulative units

for Veterans supportive housing is equal to or less than forty-nine (49).

- (2) A Site Approval shall be required for projects where the total number of cumulative units for Veterans supportive housing is equal to or greater than fifty (50).
- (3) Development shall occur on parcels located within one half (1/2) mile of a State or Federal Interstate.
- (4) Development shall occur on parcels with primary frontage on a Minor Arterial or higher classification roadway.
- (5) Development shall occur on parcels located within one quarter (1/4) mile of a County owned hospital.
- (6) Development shall comply with multi-family residential project landscaping requirements contained in Section 9-1020.6(a) of the Development Title and parking landscaping requirements contained in Section 9-1020.5 of the Development Title.
- (7) Signs shall comply with the regulations for multi-family residential projects contained in Section 9-1710.4(b)
- (8) Veterans supportive housing shall be served by public water, sewer, and storm drainage.

**CHAPTER 9-1015
PARKING AND LOADING**

Table 9-1015.3(a)

Residential Use Types	Spaces Required
<u>Veterans Supportive Housing</u>	<u>1.5 spaces/dwelling unit</u>

The Property is zoned P-F (Public Facilities) and the General Plan designation is P/F (Public Facilities).

Based on the attached Initial Study, it has been found that the project will not have a significant effect on the environment.

Date: *July 12, 2019*

Contact Person: *Megan Aguirre*

Phone: *(209) 468-3144*

REVISED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Housing Authority of the County of San Joaquin (HACSJ)

PROJECT TITLE/FILE NUMBER(S): PA-1800327 (Text Amendment)

PROJECT DESCRIPTION: See attachment "A"

The Text Amendment will be applicable Countywide. However, the underlying project reviewed with this Initial Study is located on the northwest corner of the intersection of Mathews Rd and Manthey Rd, Stockton.

ASSESSOR PARCEL NO.: 193-050-15

ACRES: Project area is approximately 4 acres of an existing 16.38 acre parcel

GENERAL PLAN: P/F (Public Facility)

ZONING: P-F (Public Facility)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):

A maximum of forty-nine (49) multi-family units to be used specifically for homeless Veterans and their families.

SURROUNDING LAND USES:

NORTH: Migrant Housing Camp

SOUTH: Agriculture and two residences on separate parcels

EAST: Commercial development-a Dialysis Clinic and VA Clinic

WEST: Migrant Housing Camp

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (General Plan 2035 EIR adopted September 2016). Copies of these reports can be found by contacting the Community Development Department.

TRIBAL CULTURAL RESOURCES:

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No.

GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?
 Yes No

Nature of concern(s): Enter concern(s).

2. Will the project require approval or permits by agencies other than the County?

Yes No

Agency name(s): Enter agency name(s).

3. Is the project within the Sphere of Influence, or within two miles, of any city?

Yes No

City: Stockton

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

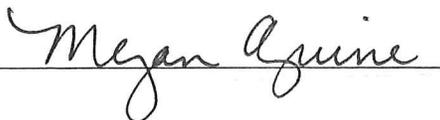
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Megan Aguirre
Signature



July 12, 2019
Date

Environmental Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>I. AESTHETICS.</u>					
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

Setting: The project site is vacant and relatively flat. San Joaquin County owns the parcels surrounding the project site and there is existing urban development to the north, east and west. The development includes a variety of office buildings with parking areas with landscaping as well as multiple migrant housing projects. To the south, across Manthey Rd. are various parcels with AL-10 (Limited Agriculture-10 acre minimum) zoning and two residences. In addition, approximately 550 east of the project site is an existing cemetery. There are no scenic vistas or scenic routes (as identified in the General Plan 2035) within the project vicinity.

The underlying project consists of a two-story 49-unit multi-family housing project to provide housing for homeless Veterans and their families. The project site is located on Mathews Rd., approximately 850 feet west of Manthey Rd.; neither of which is considered a local scenic route in San Joaquin County. The project will have a minimum of ten (10) feet of landscaping along Mathews Rd, as well as provide trees and landscaping throughout the parking areas as required by the Landscaping Regulations contained in Development Title Chapter 9-1020. The design of the project will fit in with the existing surrounding development.

(d) The project will not create any substantial light or glare from the project. Lighting will be required within the parking area of the project. Any lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-1015.5[g][4])

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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II. AGRICULTURE AND FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- (a) The project parcel is designated as Prime Farmland/Farmland of Statewide Importance (San Joaquin County Farmland Mapping and Monitoring Program). However, the project site is vacant and has not been used for farming purposes for more than twenty (20) years. Agricultural mitigation is only required when a General Plan Amendment and/or Zoning Reclassification is granted that changes the permitted use from agricultural to a non-agricultural use (Agricultural Mitigation, Development Title Chapter 9-1080). This project is not subject to the Agricultural Mitigation Chapter of the Development Title because, although the project will be used for residential development, the General Plan designation and Zoning of the site are P/F (Public Facility) and P-F (Public Facility) and therefore, already designated for non-agricultural development. The project parcel is not under Williamson Act Contract.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

(a)(c)(d) Potential air quality impacts have been previously addressed by the General Plan 2035 EIR (September 2016) as prepared by ESA and this proposed mitigated negative declaration will tier off of the this Program EIR pursuant to Section 15063(c)(3)(D) of the CEQA Guidelines. A copy of this EIR can be found on the San Joaquin County Community Development Department website at www.sjgov.org/commdev

(b) The Veterans Supportive Housing project does not plan to install individual fireplaces in each unit and install appliances that meet air pollution guidelines. The Community Assembly building may have a fireplace but would burn natural gas and would not burn wood which is known to contribute to poor air quality. During construction, contractors will use water trucks in order to reduce dust as a matter of good practice. The construction and operation of a 49 unit multi-family residential project is expected to result in a less than significant air quality impact.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510 requires developers to mitigate project emissions through 1) on-site design features that reduce trips and vehicle miles traveled, 2) controls on other emission sources, and 3) with reductions obtained through the payment of a mitigation fee used to fund off-site air quality mitigation projects. However, the underlying project is exempt from this rule because the project is under the threshold of 50 dwelling units. As a result, this project is not subject to this rule.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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IV. BIOLOGICAL RESOURCES:

Would the project:

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|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

(a)(f) The project parcel relatively flat and is currently fallow with overgrown grass. There are no trees or waterways located within the project vicinity. The Natural Diversity Database does not identify any endangered species located on the project site. The San Joaquin Council of Governments (SJCOG) has reviewed the underlying project and determined that the development of Veterans Supportive Housing is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with CEQA. The applicant has committed to participation in the SJMSCP and therefore, with this mitigation there will be a less than significant effect on biological resources. The fee, as identified by SJCOG will be required prior to issuance of any building permit and prior to disturbance of any ground.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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V. CULTURAL RESOURCES.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

The project parcel does not contain any known historical resources on the project site. The adopted General Plan 2035 (September 2016) identified mitigation measures that include mitigation measures that address procedures for what to do if prehistoric or historic-period archaeological resources are encountered during ground disturbing activities in the county. All activities within 100 feet shall halt and the County shall be notified.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VI. ENERGY.

Would the project:

- a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

None.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VII. GEOLOGY AND SOILS.

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

(a) A comprehensive analysis regarding geology and soil within San Joaquin County can be found in the General Plan 2035 EIR (adopted September 2016). The project parcel is located among various residential and commercial uses. There is no potential impact for landslides due to the flat topography of the project site as well as the flat topography of surrounding properties.

The parcel does not contain expansive soil and there are no private septic tanks proposed for the disposal of wastewater. The project will connect to sewer services provided by San Joaquin County and the City of Stockton. All buildings will be reviewed by the Building Department to ensure compliance with all California Building Code requirements. No additional mitigation measures are required.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Impact Discussion:

Analysis of greenhouse gas emissions for San Joaquin County can be found in the General Plan 2035 EIR (adopted September of 2016). The proposed underlying project is not expected to significantly impact greenhouse gas emissions. The location of the underlying project was chosen for a variety of reasons. One being the close proximity to services regularly used by Veterans. To the east of the project site is a Veteran Affairs Clinic and to the north is the San Joaquin County General Hospital. By locating supportive housing for homeless Veterans near these amenities, the need to drive to use these benefits is reduced significantly. In addition, the project will include the construction of a community center building where classes and meetings will be held for the Veterans that live on-site, thereby also providing additional resources that reduce the need for use of an automobile and reduce potential greenhouse gas emission impacts on the environment. Finally, landscaping requirements are required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7 to ensure water efficient landscaping. No additional mitigation measures are required.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

None. There are no hazardous materials associated with this project. The proposed underlying project is located approximately 2.3 miles from an existing public airport (Stockton Metropolitan Airport) and is not expected to be significantly impacted by the airport in regards to excessive noise.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
X. HYDROLOGY AND WATER QUALITY.					
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- (a) & (c) The project site is not located within a Federal Emergency Management Agency Designated Flood Hazard Area and development will not be subject to specific building requirements in regards to flooding. Public sewer services will be provided by the City of Stockton as outlined in the previously approved agreement between the City of Stockton and San Joaquin County (dated January 30, 1979). Public water services will be provided by the City of Stockton as outlined in the previously approved agreement between the City of Stockton and San Joaquin County called the "Southern Water System Operation and Maintenance Agreement" (dated June 2, 1992). Public storm water drainage services will be provided by San Joaquin County. The underlying project will be required to comply with the County Post-Construction Standards Manual or the County Phase II National Pollutant Discharge Elimination System (NPDES) and will need to submit a Storm Water Pollution Prevention Plan to Public Works for review prior to issuance of a building permit. There are no waterways (streams or rivers) within the project vicinity.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XI. LAND USE AND PLANNING.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- (b) The underlying project is located on a parcel of land owned by San Joaquin County. It is adjacent to properties also owned by San Joaquin County that are developed with a variety of uses. These uses include a Dialysis Clinic, a Veterans Affairs Clinic, two Migrant Housing developments, San Joaquin County General Hospital, the Sheriff's office, as well as close proximity to a future Veterans Clinic planned for development north of the County Hospital. The P-F zone and P/F General Plan designation is intended to provide services and facilities that are necessary to the health and welfare of the community (3.1 Community Development Element, pg. 3.1-67 [Public]). This designation allows for public and quasi-public uses. Permitting Veterans Supportive Housing in the P-F zone is consistent with the intent of the P/F General Plan designation as providing aid for homeless Veterans has been identified as an important issue within San Joaquin County. The Veterans Supportive Housing project, and its specific location on Mathews Rd. is compatible with surrounding land uses which include various types of residential and commercial development (single family and migrant housing and Veterans support).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XII. MINERAL RESOURCES.

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

None. The project site does not contain any known mineral resources.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIII. NOISE.

Would the project result in:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- (a) In addition, the project includes 49 multi-family residential uses and a 4,000 square foot community assembly building to be used privately by residences of the complex. All outdoor areas (identified as open space on the Site Plan dated February 22, 2019) which might be used for potential recreation areas are located behind the multi-family residential buildings and are near other residential development (migrant housing properties) to the north and west. Typical outdoor recreational areas that may be used for accessory activities (play areas for children and/or picnic areas for residents) are not expected to generate significant noise impacts on surrounding properties.
- (c) The proposed underlying project is located approximately 2.3 miles from an existing public airport (Stockton Metropolitan Airport) and is not expected to be significantly impacted by the airport in regards to excessive noise.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIV. POPULATION AND HOUSING.

Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- (b) The proposed project would not result in the displacement of people or housing, but would rather provide housing for members of the community (Veterans and their families) that previously did not have access to housing.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

The proposed project is located within the French Camp-McKinley Fire District and therefore residents will receive fire protection and emergency medical response services from the District. The French Camp-McKinley Fire District will review all building permit applications for compliance with the California Fire Code and all related standards. In addition, the building permit will result in Fire Department Development fees that will be used to support the Fire District.

The San Joaquin County Sheriff provides law enforcement services to the unincorporated areas of San Joaquin County. The Sheriff's office is located on property adjacent to the project site.

The underlying project is located in the service area of Manteca Unified School District. School fees will be paid at the time of residential development to Manteca Unified School District prior to issuance of a building permit. These fees are not considered separate mitigation measures.

The number of residents that would potentially live in the Veterans Supportive Housing project is expected to be between 49 and 200 people (with an average of 1-4 residents per unit). The number of people served by this project is not expected to create a significant impact on level of service to fire, police, school, park or any other public services or facilities.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVI. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

(b) The proposed underlying project includes open space on the site plan that could be used for outdoor recreational purposes in the future. These outdoor recreational areas would only be used by residents of the multi-family residential project and will not result in a significant impact on surrounding recreational facilities.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVII. TRANSPORTATION.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

The proposed project will result in 49 new multi-family residential units. The applicant proposes to have 103 parking spaces (1.5 parking stalls/unit and 12 spaces for the community center) which is adequate for this type of use and consistent with the development standards contained in San Joaquin County Development Title. On average, for Veterans Supportive Housing, the applicant states that there will be a maximum of one (1) vehicle associated with each residential unit. As a result, the amount of parking spaces provided is adequate and the amount of traffic generated by the proposed use will result in less than significant impacts to existing roadways. The location of the proposed project is appropriate because of its access to existing public transit lines. There are multiple public transit routes that pick up throughout the day at the San Joaquin County Hospital (adjacent to the project site), which is in walking distance to the proposed project site, and go to various locations in Stockton (including the Amtrak Station and Downtown Transit Center).

The project site is centrally located on existing roadways for adequate emergency access. The project has frontage and access from Mathews Rd. which has an existing right-of-way of sixty (60) feet and a planned right-of-way of eighty-four (84) feet and is bisected by Manthey Road. Nearby access to Interstate 5 allows for responsive emergency access for residents from the French Camp-McKinley Fire District which is located approximately 1 mile from the project site. In addition, the San Joaquin County Hospital is located on an adjacent parcel to the project site.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact Discussion:

While the proposed Development Title Text Amendment will not have any direct impacts to tribal cultural resources, the underlying project was reviewed for potential impacts. On June 5, 2019, a site visit was conducted with Kathy Perez, California's Most Likely Descendant of the California Valley Yokuts Tribe, and no tribal cultural resources were identified on-site. However, Ms. Perez had concerns about the disposition of tribal cultural resources if any were encountered during construction work. As a result of the meeting and follow-up correspondence, it was determined that the mitigations listed below would be included as project conditions of approval, and that this would mitigate any potential impacts below a level of significance.

- Prior to construction, the HACSJ shall retain a qualified archaeologist to conduct testing of the proposed construction area for potential cultural resources, including tribal cultural resources. The HACSJ shall invite the Northern Valley Yokuts tribe, which has geographical and cultural connections to the project site, to appoint a representative to monitor the testing.
- Also, prior to construction personnel shall receive brief "tailgate" training by a qualified archaeologist in the identification of paleontological resources, buried cultural resources, including human remains, and protocol for notification should such resources be discovered during construction work. A Yokuts tribal representative shall be invited to this training to provide information on potential tribal cultural resources.
- If any subsurface historical, archaeological, or paleontological 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 and/or paleontologist can examine these materials, initially evaluate their significance and, if potentially significant, recommend measures on the disposition of the resource. The HACSJ shall be immediately notified in the event of a discovery, and if burial resources or tribal cultural resources are discovered, the HACSJ shall notify the appropriate Native American representatives. The contractor shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in written reports to the HACSJ.
- If project construction encounters evidence of human burial or scattered human remains, the contractor shall immediately notify the County Coroner and the HACSJ, which shall in turn notify the Yokuts tribal representative. The HACSJ shall notify other federal and State agencies as required. The HACSJ 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.

If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), and the NAHC will notify and appoint a Most Likely Descendant (MLD). The MLD will work with the 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.

- If tribal cultural resources other than human remains and associated funerary objects are encountered, the HACSJ shall be immediately notified of the find, and the HACSJ shall notify the Yokuts tribal representative. The qualified archaeologist and tribal representative shall examine the materials and determine their "uniqueness" or significance as tribal cultural resources and 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 HACSJ, with a copy to the Yokuts tribal representative. The HACSJ will be responsible for implementing the report recommendations. Avoidance is the preferred means of disposition of tribal cultural resources.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

Public sewer services will be provided by the City of Stockton through a previously approved agreement between the City of Stockton and San Joaquin County (dated January 30, 1979). Public water services will be provided by the City of Stockton through a previously approved agreement between the City of Stockton and San Joaquin County called the "Southern Water System Operation and Maintenance Agreement" (dated June 2, 1992). Public storm water drainage services will be provided by San Joaquin County. The availability of all public services have been verified by the Community Development Department.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

None. The project site is located in an area that has a variety of existing urban development. The property is located within the French-Camp McKinley Fire District (located approximately 1 mile away) and is not located within an area classified as having a very high fire severity zone.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Impact Discussion:

The San Joaquin Council of Governments (SJCOG) has reviewed the underlying project and determined that the development of Veterans Supportive Housing is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with CEQA. The applicant has committed to participation in the SJMSCP and therefore, with this mitigation there will be a less than significant effect on biological resources. The fee, as identified by SJCOG will be required prior to issuance of any building permit and prior to disturbance of any ground.

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Community Development Department
PA-1800327 (TA)

fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)

2. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-1145.5)
3. A copy of the Final Site Plan shall be submitted prior to release of building permit.
4. This project falls within the definition of a Regulated Project as defined in either the County Post-Construction Standards Manual or the County Phase II National Pollutant Discharge Elimination System (NPDES) permit and shall comply with the following conditions:
 - a. A registered professional engineer shall design a system or combination of systems to infiltrate, treat, and/or filter the 85th percentile storm as defined in the County's 2009 "Storm Water Quality Control Criteria Plan" (SWQCCP or in the "California Association of Storm Water Quality Agencies" (CASQA) publications and comply with the conditions of the County Phase II National Pollutant Discharge Elimination System (NPDES) permit. Standard "Best Management Practices" for the type of development proposed shall be incorporated into the system design. CASQA documents are available at <http://www.casqa.org>. Plans and/or calculations of the proposed system shall be submitted to the Public Works for review and approval.
 - b. Applicant shall submit a "Storm Water Pollution Prevention Plan" (SWPPP) to Public Works for review. A SWPPP preparation guide is available at the Department of Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request. The post construction chapter of the SWPPP must identify expected pollutants and how they will be prevented from entering the storm system. The chapter shall also contain a maintenance plan, a spill plan, and a training plan for all employees on proper use, handling and disposal of potential pollutants. The example plans are available in the CASQA handbooks.
 - c. Applicant shall be responsible for providing Public Works with an annual report of operation and maintenance of any system. The applicant shall also be responsible for the payment to Public Works of an annual system inspection fee established by Resolution of the Board of Supervisors.
 - d. A maintenance Plan shall be submitted and the execution of a Maintenance Agreement with Public Works will be required for the owner/operator of stormwater controls prior to the release of the building permit.
 - e. Permit Registration (PRD's) shall be filed with the State Water Resource Control Board (SWRCB) to comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification (WDID) Number issued by SWRCB shall be submitted to the Department of Public Works for the file. Contact SWRCB at (916) 341-5537 for further information. Coverage under the

Community Development Department
PA-1800327 (TA)

SWRCB General Construction Permit Order 2009-0009-DWQ shall be maintained throughout the duration of all phases of the project.

- f. Standard Best Management Practices for the type of development proposed shall be incorporated into the site storm drainage design.
- g. Wastewater shall NOT be allowed into the storm drainage system.

AT:CH



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Environmental Health Department

Linda Turkatte, REHS, Director

Kasey Foley, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS
Jeff Carruesco, REHS, RDI
Willy Ng, REHS
Muniappa Naidu, REHS
Michael Kith, REHS

August 15, 2019

To: San Joaquin County Community Development Department
Attention: Megan E. Aguirre

From: Steven Shih; (209) 468-9850 ✓
Lead Senior Registered Environmental Health Specialist

RE: **PA-1800327 (TA), Referral, SU0012454**
7751 S. Manthey Road, French Camp

This project is being served by public water and public sewer. The Environmental Health Department has no comment.

**Lathrop-Manteca Fire District
Fire Prevention****DRC COMMENTS/CONDITIONS**

Project Name: Victory Gardens
File Number: PA-180327 (TA)
Address: Mathews Road, French Camp
Date: 03/08/2019
From: Josh Elliott, Fire Inspector, LMFD

The following list of conditions shall be incorporated into the final construction plans and the construction phases of the project. This list of conditions is not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project.

General Conditions:

1. The project must conform to the appropriate edition of the California Fire Code (currently the 2016 edition) and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.
3. Approved automatic sprinkler systems shall be provided as required in 2016 California Fire Code §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
4. Approved fire alarm systems shall be installed in accordance with 2016 CFC §907.2 and NFPA 72.
5. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
6. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site. Additional hydrant(s) may be required.
7. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
8. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
9. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key box(es), any

automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.

10. Other fire & life safety requirements may be required at time of building plan review.
11. Final approval is subject to field inspections. Minimum 48 hour notice required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

PA-18000327 (TA)

From : Dodgie Vidad <Dodgie.Vidad@stocktonca.gov>
Subject : PA-18000327 (TA)
To : meaguirre@sjgov.org

Tue, Aug 13, 2019 04:37 PM

Hello Ms. Aguirre-

The City of Stockton received County's Application Referral, PA-1800327, to introduce and permit a new use type. Department of Public Works offers the following comments however other City Departments in receipt of the same referral will provide separate comments.

This text amendment is specific to 49 units, maximum. Will future projects greater than 49 units be allowed with necessary studies, of course?

Since this use type mainly serves as housing, requiring this type of development on a parcel fronting a Minor Arterial or higher class may be restrictive in most areas. Can this be amended to say "Collectors or higher class?"

Further, requirement of this type of facility within a quarter mile of a County owned hospital may also be restrictive. Can this be amended to "Hospitals or Clinics with facilities affiliated to Veterans support?"

Thank you for allowing the City to comment on this text amendment. Please let me know if you have any questions.

Dodgie Vidad
City Traffic Engineer
(209)937-8237
City of Stockton
Department of Public Works
22 East Weber Ave.
Stockton, CA 95202
<http://www.stocktongov.com>
Dodgie.Vidad@stocktonca.gov



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Jennifer Jolly, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc.
Date: March 8, 2019
Local Jurisdiction Project Title: PA-1800327 (TA)
Assessor Parcel Number(s): 193-050-15
Local Jurisdiction Project Number: PA-1800327 (TA)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Jolly:

SJCOG, Inc. has reviewed the project referral for PA-1800327 (TA). This project consists of a proposed Developmental Title Text Amendment application to permit a new use type, Veterans Supportive Housing, in the P-F (Public Facilities) zone subject to an approved Improvement Plan.

- The underlying project that necessitated the need for this Text Amendment is a forty-nine (49) unit affordable housing development exclusively for homeless Veterans on a 4-acre portion of a 16-acre parcel owned by San Joaquin County Hospital (APN: 193-050-15). In addition to the residential units, a 4,000 square foot community center (private use for residents only) and office space is proposed. There is also an 800 square foot maintenance building proposed. It is anticipated that there will be two full time employees and two part time employees associated with operating the facility. The average number of personal vehicles associated with each unit is one (1).

The project site is on the northwest corner of the intersection of Mathews Road and Manthey Road, Stockton (APN/Address: 193-050-15/7751 South Manthey Road, French Camp).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a Text Amendment with no ground disturbance. Any future structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to this agency. Current or future owners of this- or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 30-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcoq.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**

▪ SJMSCP Incidental Take Minimization Measures and mitigation requirement:

1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

▪ Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 - 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 - 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-1800327 (TA)

Landowner: San Joaquin County Hospital

Applicant: SJC Housing Authority

Assessor Parcel #s: 193-050-15

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Jennifer Jolly

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.





SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202 • P 209.235.0600 • F 209.235.0438 • www.sjcog.org

San Joaquin County Airport Land Use Commission/Congestion Management Agency

March 28, 2019

Jenifer Jolley
Development Services Division
1810 East Hazleton Avenue
Stockton, CA 95205

Robert Rickman
CHAIR

Doug Kuehne
VICE CHAIR

Andrew T. Chesley
EXECUTIVE DIRECTOR

Member Agencies

CITIES OF
ESCALON,
LATHROP,
LODI,
MANTECA,
RIPON,
STOCKTON,
TRACY,
AND
THE COUNTY OF SAN
JOAQUIN

Re: PA-1800327 (TA) (Deadline: 4/10/19)

Dear Jenifer Jolley,

The San Joaquin Council of Governments (SJCOCG), acting as the Airport Land Use Commission (ALUC) and Congestion Management Agency (CMA), has reviewed an application for a proposed Development Title Text Amendment to permit a new use type, Veterans Supportive Housing, in the P-F zone subject to an approved Improvement Plan. The underlying project that necessitated the need for this Text Amendment is a 49-Unit affordable housing development exclusively for homeless veterans on a 4-acre portion of a 16-acre parcel owned by San Joaquin County Hospital (193-050-15). In addition to the residential units, a 4,000 sq. ft. community center (private use for residents only) and office space is proposed. This project is located at the intersection of Mathews Rd. & Manthey Road in Stockton, CA.

CONGESTION MANAGEMENT AGENCY'S REVIEW

SJCOCG adopted the 2018 Update to the Regional Congestion Management Program (RCMP) (<http://www.sjcog.org/rcmp>) on April 26, 2018. Chapter 6 of the RCMP describes the updated Land Use Analysis Program, including Tier 1 and Tier 2 review/analysis requirements, analysis

SJCOCG determined that this project does not meet Tier 2 Review; thus, no additional information is required at this time.

AIRPORT LAND USE COMMISSION'S REVIEW

This project is located within Stockton Metropolitan Airport's Zone 7b, Traffic Pattern Zone. SJCOCG Staff would like to inform the applicant that per the Stockton Metropolitan Airport Land Use Compatibility Plan Chapter 3, maximum non-residential intensity is 450 persons per acre. Usage intensity calculations shall include the peak number of people per gross acre (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands.

SJCOG would also like to provide standards and project design conditions that comply with the Airport Land Use Compatibility Plan (<https://www.sjcog.org/ALUC>) as a reference guide. *Note: Jurisdictions determine if the following standards and conditions apply to this project.*

1. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:
 - a. Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).
 - b. Sources of dust, steam, or smoke which may impair pilot visibility.
 - c. Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.
 - d. Occupied structures must be soundproofed to reduce interior noise to 45 decibel(dB) according to State guidelines.
 - e. Within the airport's influence area, ALUC review is required for any proposed object taller than 100 feet above ground level (AGL).

2. Regardless of location within San Joaquin County, ALUC review is required in addition to Federal Aviation Administration (FAA) notification in accordance with Code of Federal Regulations, Part 77, (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) for any proposal for construction or alteration under the following conditions:
 - a. If requested by the FAA.
 - b. Any construction or alteration that is more than 200 ft. AGL at its site.
 - c. Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
 - i. 100 to 1 for a horizontal distance of 20,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway more than 3,200 ft.
 - ii. 50 to 1 for a horizontal distance of 10,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - iii. 25 to 1 for a horizontal distance of 5,000 ft. of the nearest take off and landing area of a public use heliport
 - d. Any highway, railroad or other traverse way whose prescribed adjusted height would exceed the above noted standards
 - e. Any construction or alteration located on a public use airport or heliport regardless of height or location.

Thank you again for the opportunity to comment. Please contact CMA and ALUC staff Joel G. Campos (209-235-1090 or campos@sjcog.org) if you have any questions or comments.

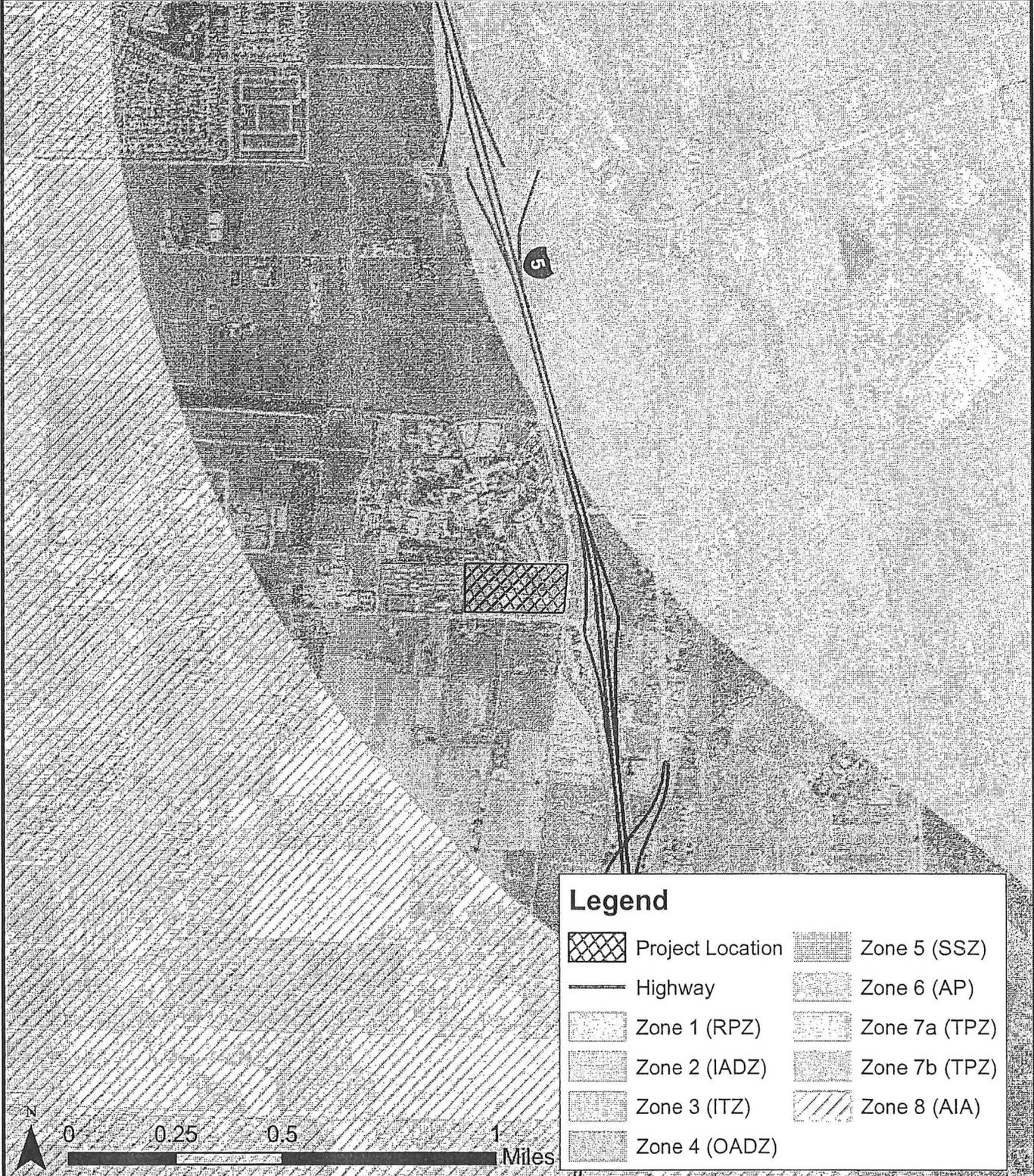
Sincerely,



Joel G. Campos



AIRPORT LAND USE CONSISTENCY REVIEW



PERMIT NUMBER / PROJECT TITLE: PA-1800327 (TA)
ADDRESS: 7751 South Manthey Rd, Stockton, CA
APN: 193-050-15
AIRPORT / "HAZARD TO FLIGHT": Stockton Metropolitan Airport / Zone 7b (TPZ)



GAVIN NEWSOM
GOVERNOR



JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

16 April 2019

Jennifer Jolley
San Joaquin County
1810 East Hazelton Avenue
Stockton, CA 95205

CERTIFIED MAIL
7014 2120 0001 4292 3822

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, PA-1800327 (TA) PROJECT, SCH#2019039130, SAN JOAQUIN COUNTY

Pursuant to the State Clearinghouse's 22 March 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the PA-1800327 (TA) Project, located in San Joaquin County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.

A handwritten signature in black ink, appearing to read 'JHensley', written in a cursive style.

Jordan Hensley
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

July 18, 2019

Megan Aguirre, Project Manger
San Joaquin County
Community Development Department
Development Services Division
1810 East Hazelton Avenue
Stockton, California 95205

Dear Ms. Aguirre:

This is in response to your request for comments regarding Application Referral Re-referral Revised Response date, to permit a new use type, Veterans Supportive Housing, in the P-F (Public Facilities) zone subject to an approved Improvement Plan.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Joaquin (Community Number 060299), Maps revised October 10, 2016. Please note that the County of San Joaquin, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Megan Aguirre, Project Manager

Page 2

July 18, 2019

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The San Joaquin County floodplain manager can be reached by calling John Maguire, Engineering Services Manager, Public Works Department, at (209) 953-7617.

If you have any questions or concerns, please do not hesitate to call Brian Trushinski of the Mitigation staff at (510) 627-7183.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

John Maguire, Engineering Services Manager, Public Works Department, San Joaquin County
Ray Lee, WREA, State of California, Department of Water Resources, North Central Region
Office

Brian Trushinski, NFIP Planner, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

July 22, 2019

Megan Aguirre
San Joaquin County
1810 E Hazelton Ave
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Aguirre,

Thank you for submitting the 7751 South Manthey Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)



Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Zimbra

Application # PA-1800327 (TA)

From : Katherine Perez <canutes@verizon.net>
Subject : Application # PA-1800327 (TA)
To : jjolley@sjgov.org

Fri, Mar 29, 2019 02:58 PM

Jennifer,
Regarding the proposed project mentioned above is considered a sensitive. A site record search from the Central California Information Center and the Native American Heritage Commission needs to be done and forward to us. Also we are requesting a site visit.

Nototomne Cultural Preservation
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Sent from my iPhone
