



Planning Commission Staff Report
Item #1, December 5, 2019
General Plan Map Amendment No. PA-1900037 and
Zone Reclassification No. PA-1900031
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information

Property Owner: Lodi Tuxedo's Inc.
Project Applicant: Peter Westbrook

Project Site Information

Project Address: 1026 E. Mokelumne Street, Woodbridge
Project Location: On the southeast corner of E. Mokelumne Street and N. Orange Street, Woodbridge

Parcel Number (APN):	015-450-27	Water Supply:	Mokelumne Acres
General Plan Designation:	C/C	Sewage Disposal:	Woodbridge
Zoning Designation:	C-C		Sanitary District
Project Size:	0.48 gross acres	Storm Drainage:	Mokelumne Acres
Parcel Size:	0.48 gross acres	100-Year Flood:	No
Community:	Woodbridge	Williamson Act:	No
		Supervisorial District:	4

Environmental Review Information

CEQA Determination: Mitigated Negative Declaration

Project Description

This project is a General Plan Map Amendment to amend the General Plan designation of two (2) adjacent parcels totaling 0.48 gross acres from Community Commercial (C/C) to Medium Density Residential (R/M) and a Zone Reclassification to reclassify the zoning of the same parcels from Community Commercial (C-C) to Medium Density Residential (R-M). The underlying project for the site is a Small Multi-Family residential development, which can be approved with a ministerial building permit.

Recommendation

1. Adopt the Mitigated Negative Declaration (Attachment C, Environmental Review);
2. Forward General Plan Map Amendment No. PA-1900037 to the Board of Supervisors with a recommendation of intent to approve based on the ability to make the required "Bases for General Plan Map Amendment"; (Attachment D) and
3. Forward Zone Reclassification No. PA-1900031 with a recommendation of intent to approve based on the ability to make the required "Bases for Zone Reclassification." (Attachment D)

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: November 25, 2019

Number of Public Hearing notices: 147

Date of Public Hearing notice mailing: November 22, 2019

Referrals and Responses

- **Early Consultation Date:** October 4, 2019
- **Project Referral with Environmental Determination Date:** November 7, 2019
- **Mitigated Negative Declaration Posting Date:** November 7, 2019
- **OPR State Clearinghouse #:** 201109009

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
County Departments		
Assessor		
Board of Supervisors		
Building Division		
Fire Prevention Bureau		
Public Works	8/20/19	10/9/19
Environmental Health		10/17/19
Sheriff Office		
Resource Conservation		
State Agencies		
Caltrans District 10		
C.R.W.Q.C.B.	7/19/19	
Fish & Wildlife, Division: 2		
Federal Agencies		
F.E.M.A.	7/15/19	
U.S. Fish & Wildlife		
Local Agencies		
Mokelumne Acres MD Water District		
City of Lodi		
Woodbridge Fire District		
Mosquito & Vector Control		
S.J.C.O.G.		10/10/19

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
Local Agencies – Continued		
San Joaquin Air Pollution Control District		
Woodbridge Sanitary District		
Lodi Unified School District		
Miscellaneous		
A.T.&T.		
Haley Flying Service		
Kathy Perez		
P.G.& E.		
Precissi Flying Service		
Sierra Club		
Woodbridge MAC		
California Tribal TANF Partnership		
CA Native American Heritage Commission		
California Valley Miwok Tribe		
North Valley Yokuts Tribe		
United Auburn Indian Community	7/23/19	

ANALYSIS

Project Site

The project site consists of two (2) parcels totaling 0.48 gross acres and is located on the southeast corner of E. Mokelumne Street and N. Orange Street in the Urban Community of Woodbridge. The site was previously developed with a single-family residence but currently is vacant. Properties to the north, south, and east are zoned commercially but are developed with nonconforming residences. Properties to the west are zoned and developed residentially. (See Attachment A)

The underlying project for this site is a Small Multi-Family residential development. The applicant has submitted a Site Plan depicting four (4) primary dwelling units ranging in size from 1,481 to 1,561 square feet. The development can occur as four (4) dwellings on one (1) parcel (which would require the parcels to be merged) or as two (2) dwellings on each parcel. In either scenario, the end result would be a maximum of four (4) dwelling units.

General Plan Map Amendment

In order to approve the General Plan Map Amendment, the Planning Commission and Board of Supervisors will have to determine that the internal consistency of the General Plan is maintained in adoption of the proposed General Plan Amendment. (Development Title Section 9-803.4)

General Plan Goals, Policies, Objectives – Encourage Infill Development (General Plan 2035, p. 3.1-5)

The General Plan states that the County shall encourage infill development in Urban and Rural Communities within or adjacent to existing development in order to maximize the efficient use of land and use existing infrastructure with the capacity to serve new development. (LU-1.4)

- **The project site is located in the Urban Community of Woodbridge within existing development with existing infrastructure. The site is comprised of two (2) vacant parcels surrounded by residentially developed parcels and will be served by existing public utilities for water, sewer, and storm water drainage. The proposed project is consistent with the General Plan land use policy which encourages infill development for Urban Communities.**

Medium Density Residential (R/M): Locational Criteria and Development Standards (General Plan 2035, p. 3.1-32)

The Medium Density Residential designation provides for a transition from lower density, single-family areas and more intensely developed residential and commercial areas. The Medium Density Residential designation generally applies to residential neighborhoods within Urban Communities and City Fringe Areas.

- **The project site is located adjacent to commercial zoning to the east. The parcels to the west are designated R/M (Medium Density Residential) and parcels to the northwest are designated R/L (Low Density Residential). Parcels to the north, east, and south are designated C/C (Community Commercial). The project site will be consistent with this policy if approved.**

Density: 6 to 10 primary dwelling units allowed per gross acre.

- **The project site consists of two (2) parcels totaling 0.48 gross acres, which will allow a maximum of four (4) dwelling units on the project site.**

Minimum Lot size: 6,000 square feet.

- **The project site consists of two (2) parcels, each greater than 6,000 square feet. The underlying project is a Small Multi-Family residential development, which will result in a maximum of four (4) units on the project site.**

Service Requirements

WATER

General Plan 2035 Policy Document Water Treatment and Delivery Policy IS-5.2 (Page 3.2-36)

The County shall require the minimum standards for water system improvements provided in Table IS-1 for the approval of tentative maps and zone reclassifications.

General Plan 2035 Policy Document Table IS-1 (Page 3.2-37)

New projects in urban communities shall be served by public water systems.

- **The project site is under the jurisdiction of the Mokelumne Acres Municipal District. The applicant has submitted a “will serve” letter from the San Joaquin County Public Works Department, which oversees the District, confirming the availability of water for the project site.**

WASTEWATER

General Plan 2035 Policy Document Wastewater Treatment and Disposal, Policy IS-6.4 (Page 3.2-38)

The County shall require the minimum standards for wastewater system improvements provided in Table IS-2 for the approval of tentative maps and zone reclassifications.

General Plan 2035 Policy Document Table IS-2 (Page 3.2-39)

New projects in urban communities shall be served by a public sewer system. Onsite wastewater treatment system may be permitted in Rural Residential areas, Commercial areas adjacent to Rural Residential areas, and in Warehouse Industrial zones, if General Plan policies and Development Title regulations are met.

- **The project site is under the jurisdiction of the Woodbridge Sanitary District (WSD). The applicant submitted a letter from WSD confirming adequate sewer and treatment capacity to serve the proposed development. WSD can issue a “Will Serve Permit” upon submittal of construction design plans.**

STORMWATER

General Plan 2035 Policy Document Stormwater Drainage, Policy IS-7.2 (Page 3.2-41)

The County shall require the minimum standards for stormwater drainage system improvements provided in Table IS-3 for the approval of tentative maps and zone reclassifications.

General Plan 2035 Policy Document Table IS-3 (Page 3.2-41)

New development in urban communities shall have access to a public drainage system, with terminal drainage.

- **The project site is under the jurisdiction of the Mokelumne Acres Municipal District. The applicant has submitted a “will serve” letter from the San Joaquin County Public Works Department, which oversees the District, confirming that there is capacity to accept storm water drainage from the project site.**

Bases for Zone Reclassification

Development Title Section 9-812.4 states that prior to approving an application for a Zone Reclassification, the Planning Commission and Board of Supervisors shall determine that all of the following are true:

- A. The proposed zone is consistent with the General Plan, any applicable Master Plans, and any applicable Specific Plan;
- **The proposed Medium Density Residential (R-M) zone is an implementing zone of the Medium Density Residential (R/M) General Plan land use designation. If the General Plan designation is changed to R/M, then the zone change to R-M will be consistent with the General Plan.**
 - **Woodbridge has a Special Purpose Plan – Woodbridge Design Guidelines that applies to non-residential development within the Community Commercial (C-C) Zoning District of Woodbridge. The project parcels are currently zoned C-C and any commercial development would be subject to the Design Guidelines. However, if these applications are approved as proposed, the Design Guidelines will no longer be applicable to development on the subject parcels.**
- B. The proposed zone district is reasonable and beneficial at the time.
- **The proposed Zone Reclassification is reasonable and beneficial at this time because public water, sewer, and storm drain services are available at the site. Public services are a requirement for the General Plan Map Amendment and Zone Reclassification applications. Additionally, approving the zone reclassification will likely result in development of a Small Multi-Family residential project, which is a permitted use, and is consistent with the proposed R-M zoning and with the surrounding residential uses.**

Cultural Resources

The United Auburn Indian Community (UAIC) responded to the project referral with a request for a consult and a request for copies of any archeological studies and environmental documents prepared for the proposed project. In the course of the consult, the UAIC provided information materials to be made available to the project applicant with the understanding that any future ground disturbance to the project site is subject to the protection measures and protocols for inadvertent discoveries of archeological resources, as outlined in *“Respect on the Project for*

Native American Culture”, *“Tribal Cultural Resource Avoidance Mitigation Measures”*, and *“Inadvertent Discoveries Mitigation Measures – No Tribal Monitor”*. These materials will be provided to the project applicant by the Community Development Department at the time of building permit application.

San Joaquin Council of Governments

The San Joaquin Council of Governments states the project is subject to the San Joaquin County Multi-species Habitat Conservation and Open Space Plan. Participation in this plan will mitigate any impacts to any endangered species to a less than significant level. However, because the proposed project does not involve ground disturbance at this time, the mitigation will be required at the time of building permit application.

Mitigation

The General Plan Amendment and Zone Reclassification applications are intended to provide a method to amend the General Plan and reclassifying property zoning as provided in the California Government Code. Unlike a Site Approval or Use permit application, a General Plan Amendment or Zone Reclassification does not review a specific land use and, therefore, does not result in conditions of approval to mitigate to an acceptable level, any potential adverse effects of the use.

However, the Community Development Department requires applicants of General Plan Map Amendments and Zone Reclassifications to submit plans for the underlying development project concurrently and the department includes the underlying project information in its referrals. In some cases, an agency will respond to a General Plan Amendment and/or Zone Reclassification referral with mitigation measures to be initiated at the point of future ground disturbance for the underlying project. This information is provided to the applicant and becomes a requirement for issuance of a future building permit.



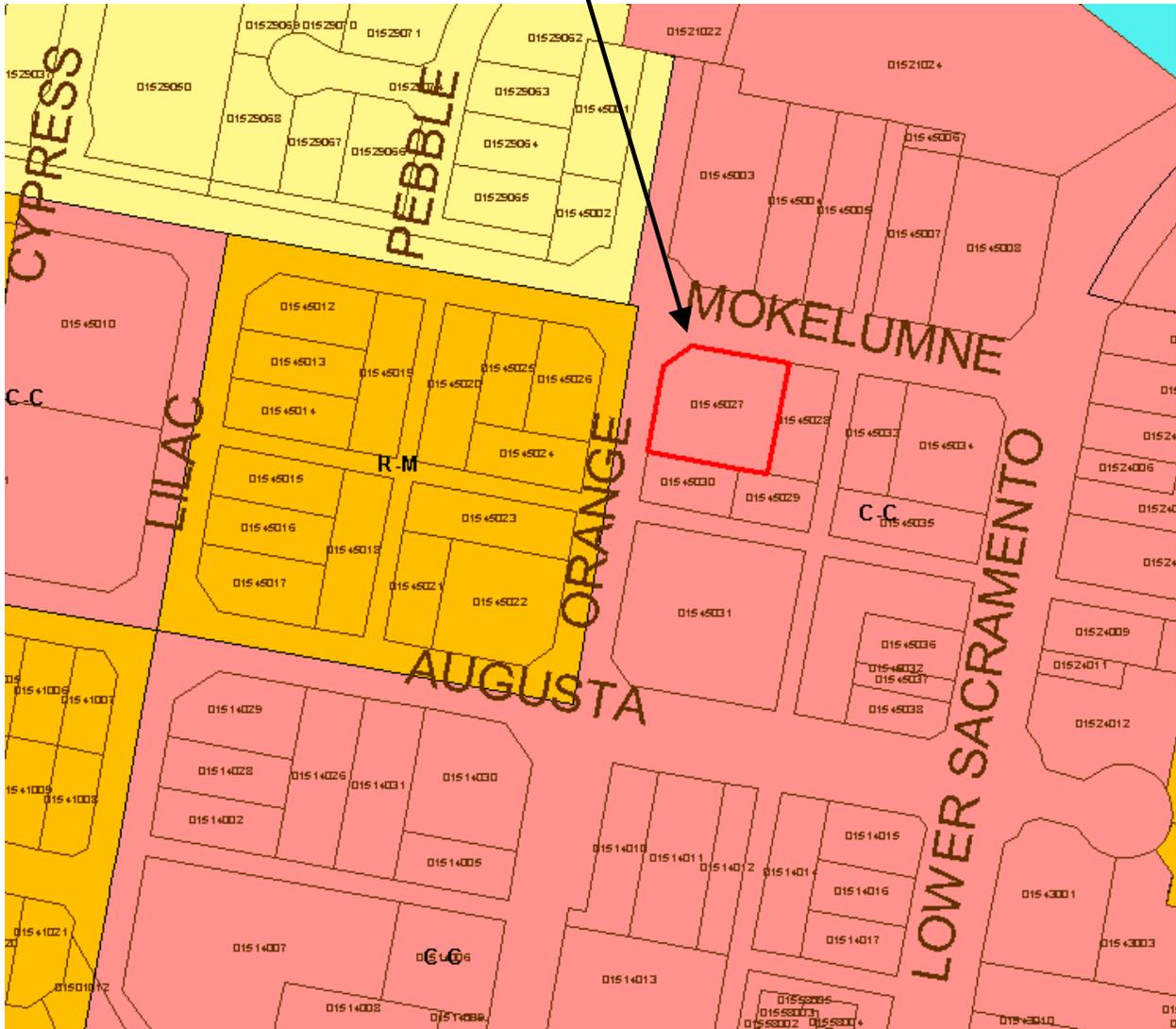
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Community Development Department

Planning · Building · Neighborhood Preservation

Attachment A **Site Plan**

Subject Parcel



Current General Plan designation: C/C
Current Zone Classification: C-C

Requested General Plan designation: R/M
Requested Zone Classification: R-M

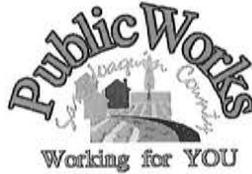


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Attachment B Response Letters



October 9, 2019

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

FROM: Awni Taha, Interim Engineering Services Manager *AT*
Development Services Division

SUBJECT: PA-1900031 & PA-1900037; General Plan Amendment and Zone Reclassification applications to change the General Plan designation of a 13,950 square foot parcel from C/C (Community Commercial) to R/M (Medium Density Residential), and the zoning designation from C/C (Community Commercial) to R/M (Medium Density Residential). The underlying project is to construct multi-family dwellings; located at the southeast corner intersection of East Mokelumne Street and North Orange Street, Woodbridge. (Supervisorial District: 1)

RECEIVED

OCT 16 2019

**San Joaquin County
Community Development**

PROPERTY OWNER: Lodi Tuxedo's, Inc.

APPLICANT: Peter Westbrook

ADDRESS: 1026 E. Mokelumne Street, Woodbridge

APN: 015-450-27

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Mokelumne Street has an existing and planned right-of-way width of 60 feet.

Orange Street has an existing and planned right-of-way width of 60 feet.

RECOMMENDATIONS:

- 1. None.

AT:CH



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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

October 17, 2019

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

From: Naseem Ahmed; (209) 468-3436 ✓
Registered Environmental Health Specialist

RE: **PA-1900037 (GP), Referral, SU0012589**
1026 E. Mokelumne St, Woodbridge

The project is on public water and sewer. The Environmental Health Department has no comment.



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: Christine Luckasen, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Date: March 20, 2019

Local Jurisdiction Project Title: PA-1900031 (ZR) Pre-Application

Assessor Parcel Number(s): 015-450-27

Local Jurisdiction Project Number: PA-1900031 (ZR)

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. Luckasen

SJCOG, Inc. has reviewed the application referral for PA-1900031 (ZR). This project consists of a Zone Reclassification pre-application to change the Zoning and General Plan designation of a 13,950 square foot parcel. The Applicant is proposing to change the Zoning classification from C-C (Community Commercial) to R-M (Medium Density Residential) and the General Plan designation from C/C (Community Commercial) to R/M (Medium Density Residential). The underlying project is to construct a multi-family dwelling unit (up to nine [9] units). The project site is located on the southeast corner intersection of East Mokelumne Street and North Orange Street, Woodbridge (APN/Address: 015-450-27/1026 East Mokelumne Street, Woodbridge).

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 Zone Reclassification 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.sjco.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

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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-1900031 (ZR)

Landowner: Melvin Dwayne Roush

Applicant: Peter Westbrook

Assessor Parcel #s: 015-450-27

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

Local Jurisdiction Contact: Christine Luckasen

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.





Central Valley Regional Water Quality Control Board

19 July 2019

Alisa Goulart
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

CERTIFIED MAIL
7017 1070 0000 8876 8668

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, PA-1900037 (GP) AND PA-1900031 (ZR) PROJECT, SAN JOAQUIN COUNTY

Pursuant to the San Joaquin County Community Development Department's 5 July 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the PA-1900037 (GP) and PA-1900031 (ZR) 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

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

Protection Agency (USEPA). Basin Plan amendments 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/](https://www.waterboards.ca.gov/centralvalley/water%20issues/water%20quality%20certification/)

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/](https://www.waterboards.ca.gov/centralvalley/water%20issues/waste%20to%20surface%20water/)

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

[https://www.waterboards.ca.gov/board decisions/adopted orders/water quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board%20decisions/adopted%20orders/water%20quality/2004/wqo/wqo2004-0004.pdf)

Waste Discharge Requirements – Discharges to Land

Pursuant to the State Board’s Onsite Wastewater Treatment Systems Policy, the regulation of the septic system may be regulated under the local agency’s management program.

For more information on waste discharges to land, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water issues/waste to land/index.shtml](http://www.waterboards.ca.gov/centralvalley/water%20issues/waste%20to%20land/index.shtml)

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:

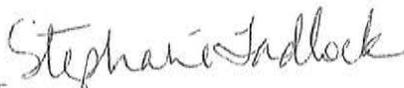
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

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.


(cc) Jordan Hensley
Environmental Scientist



MIWOK United Auburn Indian Community
 MAIDU of the Auburn Rancheria

Gene Whitehouse
 Chairman

John L. Williams
 Vice Chairman

Calvin Moman
 Secretary

Jason Camp
 Treasurer

Gabe Cayton
 Council Member

July 26, 2019

Alisa Goulart
 County of San Joaquin
 1810 E. Hazelton Ave
 Stockton, CA 95201

Subject: Early Consultation for the General Plan Amendment and Zone Reclassification at 1026 East Mokelumne Street, Woodbridge

Dear Alisa Goulart,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. Finally, we request and recommend that UAIC tribal representatives observe and participate in all cultural resource surveys. To assist in locating and identifying cultural resources, UAIC's Preservation Department offers a mapping, records and literature search services program. This program has been shown to assist project proponents in complying with applicable environmental protection laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process. If you are interested in the program, please let us know.

The UAIC's Preservation Committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the Preservation Committee's identification of cultural resources in and around your project area, the UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC in the planning process. We look forward to reviewing the additional documents requested. Please contact Anna M. Starkey, Cultural Regulatory Specialist, at (916) 251-1565 or email at astarkey@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
 Chairman

CC: Matthew Moore, Tribal Historic Preservation Officer

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



FEMA

October 16, 2019

Alisa Goulart, Project Manager
San Joaquin County, Community Development Department
Development Services Division
1810 East Hazelton Avenue
Stockton, California 95205

Dear Ms. Goulart:

This is in response to your request for comments regarding Application Referral Application Number PA 1900037 (GP), -31 (ZR) A General Plan Amendment and Zone Reclassification application (APN/Address: 015-450-27/1026 East Mokelumne Street, Woodbridge) (Supervisory District 4).

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Joaquin (Community Number 060299), Maps revised October 20, 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.

Alisa Goulart, Project Manager

Page 2

October 16, 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, 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, Flood Management Division, 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



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Neighborhood Preservation

Attachment C **Environmental Review**



MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Zone Reclassification and General Plan Amendment No. PA-1900031 (ZR) and PA-1900037 (GP)

PROJECT LOCATION: The project site is located on the southeast corner of East Mokelumne Street and North Orange Street, within the urban community of Woodbridge, San Joaquin County. (APN/Address: 015-450-27/1026 East Mokelumne Street, Woodbridge) (Supervisory District: 4)

PROJECT DESCRIPTION: The applicant has submitted a Zone Reclassification and a General Plan Amendment application to amend the General Plan designation from C/C (Community Commercial) to R/M (Medium Density Residential) and the zoning designation from C-C (Community Commercial) to R-M (Medium Density Residential), with future plans to construct a maximum of four (4) residences. The project site consists of two (2) vacant lots totaling 0.48 gross acres.

The Property is zoned C-C (Community Commercial) and the General Plan designation is C/C (Community Commercial).

PROPONENT: Lodi Tuxedo's Inc. / Peter Westbrook

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: October 1, 2019

Contact Person:
 Alisa Goulart Phone: (209) 468-0222 FAX: (209) 468-3163 Email: alisa.goulart@sjgov.org

Filed Doc #: 39-10022019-311
 10/02/2019 09:39:06 AM
 Steve J. Bestolarides
 San Joaquin County Clerk

INITIAL STUDY/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: Peter Westbrook

PROJECT TITLE/FILE NUMBER(S): PA-1900031 and PA-1900037

PROJECT DESCRIPTION: The applicant has submitted the above-referenced applications for a General Plan Map Amendment and a Zone Reclassification. The applicant proposes to amend the General Plan designation from C/C (Community Commercial) to R/M (Medium Density Residential) and the zoning designation from C-C (Community Commercial) to R-M (Medium Density Residential), with future plans to construct a maximum of four (4) residences. The project site consists of two (2) vacant lots totaling 0.48 gross acres.

The project site is located on the southeast corner of East Mokelumne Street and North Orange Street, within the urban community of Woodbridge.

ASSESSORS PARCEL NO.: 015-450-27

GROSS ACRES: 0.48

GENERAL PLAN: C/C

ZONING: C-C

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
If the applications are approved, a maximum of four (4) dwellings could be constructed.

SURROUNDING LAND USES:

- NORTH:** Residential, Elks Lodge
- SOUTH:** Residential, U.S. Post Office
- EAST:** Residential, Commercial
- WEST:** Residential

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.

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.?

Yes

GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?

Yes No

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

Yes No

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

Yes No

City: Lodi

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.

Alisa Goulant
Signature

9-30-19
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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I. AESTHETICS.

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:

- a-c) The site of the proposed project, a General Plan Map Amendment and Zone Reclassification application, is located on the southeast corner of E. Mokelumne Street and N. Orange Street in Woodbridge. Pursuant to San Joaquin County General Plan 2035 Natural and Cultural Resources Element Figure NCR-1 (page 3.4-13), E. Mokelumne Street and N. Orange Street in Woodbridge are not designated Scenic Routes. Therefore the project will not impact a scenic vista or zoning and other regulations governing scenic quality.
- d) The proposed project is a General Plan Map Amendment and Zone Reclassification application. If the application is approved, the applicant will develop the site with a maximum of four (4) residences, which may result in the creation of a new source of light. However, pursuant to Development Title Section 9-1025.6, the illumination level of any outdoor lighting, with the exception of public street lighting, is to be at a level that does not cause glare above 1.0 footcandles on an adjacent lot or street. These provisions will ensure that impacts from lighting will be less than significant.

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 type="checkbox"/> | <input checked="" 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 subject property is zoned Community Commercial (C-C) and is not identified or designated as Prime or Unique Farmland or as Farmland of Statewide Importance on maps provided by the California Department of Conservation's Farmland Mapping and Monitoring Program. The Department of Conservation categorizes the site as Urban and Built-up Land. Land with this designation is intended for use as residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. Therefore, the proposed project, a General Plan Map Amendment and Zone Reclassification, will not convert important farmland to non-agricultural use.
- b) The subject property is zoned Community Commercial (C-C) and is not zoned for agricultural use. Therefore, the proposed project will not conflict with an agricultural use and is not under a Williamson Act contract.

- c-d) The subject property is not located in an area of forest land, timberland, or Timberland Production as defined by Public Resources Code and Government Code therefore, the project will have no impact on corresponding zoning or conversion of such land.

- e) The subject property is not classified as Farmland or forest land therefore the project will have no impact on the conversion of such lands.

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

Impact Discussion:

- a-d) The proposed project is a General Plan Map Amendment and Zone Reclassification application. For any future development, the applicant will be required to meet the San Joaquin Valley Air Pollution Control District's (SJVAPCD) rules and regulations for emissions and dust control in order to mitigate for any impacts future development may have on air quality. The San Joaquin Valley Air Pollution Control District (SJVAPCD) was established by the State of California in an effort to control and minimize air pollution. Development projects may be subject to certain rules and regulations and may require permits. The project applicant will be responsible for contacting SJVAPCD in the future for information on regulations and permits that may be necessary for development.

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:

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

Impact Discussion:

- a) The California Department of Fish and Wildlife Natural Diversity Database lists *Pogonichthys macrolepidotus* (Sacramento splittail) and *Lepidurus packardii* (vernal pool tadpole shrimp) as rare, endangered, or threatened species or habitat located on or near the site for the proposed project. Referrals have been sent to the San Joaquin Council of Governments (SJCOG), the agency responsible for verifying the correct implementation of the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP), which provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. Pursuant to the Final EIR/EIS for SJMSCP, dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

SJCOG responded in a letter dated March 20, 2019, that, as the applicant is requesting a General Plan Map Amendment and Zone Reclassification with no ground disturbance, only future development on the project site will be subject to participation in the SJMSCP. Therefore, this application is not expected to have any impact on sensitive species but future development will be subject to the SJMSCP in order to reduce impacts to biological resources to a less than significant level.

- b-c) The subject property has no riparian habitat or wetlands located within its boundaries, therefore the proposed project, a General Plan Map Amendment and Zone Reclassification, nor any future development on the property, will have an impact on riparian habitat or wetlands.

- d-f) This application, a General Plan Map Amendment and Zone Reclassification, is not expected to have any impact on resident or migratory species or conflict with preservation or conservation policies, but future development will be subject to the SJMSCP in order to reduce impacts to biological resources to a less than significant level.

	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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The project site is located in the Urban, unincorporated community of Woodbridge, with the nearest waterway being the Mokelumne River located 700 feet to the east of the site. The site consists of two (2) parcels that are currently vacant, however, the site is surrounded by development such as streets, sidewalks, and public water and sewer infrastructure. There are no historical or historically significant resources on the project site. The site has been previously disturbed, therefore, the proposed project, a General Plan Map Amendment and Zone Reclassification, or future development will not be disturbing ground that has previously yielded archeological resources.
- c) The proposed project, a General Plan map Amendment and Zone Reclassification, does not propose any development, therefore no ground will be disturbed. In the event human remains are encountered during any future development of the site, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code – Section 7050.5). Following the California Health and Safety Code will ensure that any future development of the project site will have a less than significant chance of disturbing any human remains.

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

Impact Discussion:

- a-b) The project will have no impact on energy resources nor will it conflict with a state or local plan because the project is a General Plan Map Amendment and Zone Reclassification application. No development is proposed with this application. Any future development of the project site will be subject to the California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) The California Energy Code was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to any future development at the project site ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and preventing any conflict with state or local plans for energy efficiency and renewable energy.

	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 and create 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 checked="" type="checkbox"/>	<input 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-b) The project, a General Plan Map Amendment and Zone Reclassification, does not propose any development within the scope of the application. Therefore, the project will not have any impact on geology and soils. Any future development of the project site will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. All recommendations from a soils report must be incorporated into the construction plans. Similarly, any grading for future development will be done under permit and will be required to comply with the grading provisions of the California Building Code.
- c-d) The proposed project, a General Plan Map Amendment and Zone Reclassification, does not propose any development within the scope of the application, therefore will not affect geology and soils. Any future development of the project site will be required to submit a soils report for grading and foundations and all recommendations from a soils report must

be incorporated into the construction plans.

- e) The proposed project, a General Plan Map Amendment and Zone Reclassification, does not propose any development within the scope of the application. Any future development on the site will be served by the Woodbridge Sanitary District public sewer system and will not require an onsite septic tank or alternative wastewater disposal system for the disposal of wastewater.
- f) The proposed project, a General Plan Map Amendment and Zone Reclassification, does not propose any development within the scope of the application therefore the project will not impact paleontological resources or geologic features. The parcels are currently vacant, however, the project site was previously developed with a residence, therefore the site has been previously disturbed. Any future development of the project site will not be uncovering undisturbed ground that may yield unique paleontological resource or site or unique geologic feature.

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

Impact Discussion:

a-b) The project is a General Plan Map Amendment and Zone Reclassification. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

The SJVAPCD has adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*.¹¹ The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards, the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems, the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. As such, the analysis herein is limited to discussion of long-term operational GHG emissions.

¹¹ San Joaquin Valley Air Pollution Control District. *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. December 17, 2009. San Joaquin Valley Air Pollution Control District. *District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*. December 17, 2009.

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

Impact Discussion:

- a-c) The proposed project is a General Plan Map Amendment and Zone Reclassification that does not propose any development within the scope of the application. If the application is approved, the parcels will be rezoned Residential Medium Density. Any future development of the parcels will be residential and will not be the site of an industrial or commercial use that might include the use and/or storage of hazardous materials/waste.
- d) The project site is not included on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5.
- e) The project site is not located within an airport land use plan or within two miles of an airport. The nearest airport is the Lodi Airport. The project site is located approximately 3.5 miles to the south of the airport's main runway.
- f) The proposed project, a General Plan Map Amendment and Zone Reclassification, does not propose any development in the scope of the application. If the application is approved, the maximum number of residences that can be constructed on the site is four (4). Adequate access can be provided for future development via Mokelumne Street and

Orange Street to provide for safe evacuation and adequate access for emergency equipment.

- g) The project location is in the urban, unincorporated community of Woodbridge, CA, which is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire threat as determined from CDF-FRAP fuels and hazard data. Therefore, the impact of wildfires on the project, or on future development at the project site, are expected to be less than significant.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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-b) The proposed project is a General Plan Map Amendment and Zone Reclassification that does not propose any development within the scope of the application. If the application is approved, the parcels will be rezoned Residential Medium Density. Any future development of the parcels will be residential and will receive water service through a public water system therefore, no impact on groundwater is anticipated.
- c) The proposed project is a General Plan Map Amendment and Zone Reclassification that does not propose any development within the scope of the application. For any future development of the project site, any necessary drainage improvements will be required as conditions of the construction and grading will be performed under permit from the Building Department.
- d-e) The project site is not in a tsunami or seiche zone. The site is located in an 'x(500)' flood designation area, which is defined as areas of 0.2% annual chance (500-year) flood. Therefore, there is little risk of release of pollutants due to inundation. The project itself, a General Plan Map Amendment and Zone Reclassification, if approved, will not result in an increase to surface, channel or stream volumes, or alterations to drainage patterns or streams, nor will it result in

any erosion of or sedimentation to a channel, river or body of water. If approved, any new development will have to comply with Development Title Section 9-1605 regarding flood hazards.

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

- a) The proposed project is a General Plan Map Amendment and Zone Reclassification that proposes reclassifying a commercial parcel to a residential parcel. The project site is located in a developed section of the unincorporated community of Woodbridge, along a corridor of residentially developed properties. The proposed residential General Plan designation and zone will allow future development of additional residential properties that will suit the residential neighborhood. No component of any permitted future development will result in a physically divided established community.
- b) This project is a General Plan Map Amendment and Zone Reclassification that proposes reclassifying a commercial parcel to a residential parcel. The project parcel, currently vacant, is located in a residentially-developed area. To the north, west, and south are residentially-developed properties. To the west of the parcel is Lower Sacramento Road, which is the main street of Woodbridge.

In order for the General Plan Map Amendment to be approved, the proposed changes must be shown to be consistent with the General Plan and the Development Title. Pursuant to the 2035 General Plan, the proposed General Plan designation, Medium Density Residential (R/M), should provide a transition from lower density, single family areas and more intensely developed residential and commercial areas (p. 3.1-32). The subject parcel is located on the western edge of the commercial core of the community of Woodbridge. The area to the west of the parcel is zoned R-M (Medium Density Residential). The area to the northwest of the parcel is zoned R-L (Low Density Residential). The areas to the east and south of the parcel are zoned C-C (Community Commercial). Therefore, the requested General Plan designation is consistent with the locational criteria in the General Plan.

In order to approve tentative maps and zone reclassifications, the General Plan requires that minimum standards be met for water, wastewater, and stormwater drainage system improvements (pgs. 3.2-37, 39, 41). The applicant has submitted a will serve letter for water and stormwater drainage from the San Joaquin County Public Works Department, and a letter from the Woodbridge Sanitary District (WSD) stating that WSD has the sewer and treatment capacities to accept the applicant's proposed development and can issue a "Will Serve Permit" upon submittal of construction design plans. Therefore, the standards for services can be met.

The General Plan sets a minimum lot size of 6,000 square feet in the Medium Density Residential (R/M) designation (p. 3.1-32). The project site consists of two (2) legal lots of 6,969 square feet each therefore, this standard can also be met.

The proposed changes must also be shown to be consistent with the Development Title. The Development Title, in Section 9-812.4, states that prior to approving an application for a Zone Reclassification, the Planning Commission and Board of Supervisors shall determine that the proposed zone is consistent with the General Plan, any applicable Master Plans, and any applicable Specific Plan, and that the proposed zone district is reasonable and beneficial at the time. The proposed applications are consistent with the General Plan and Development Title because the proposed Medium Density Residential (R-M) zone is an implementing zone of the Medium Density Residential (R/M) General Plan land use designation. If the General Plan designation is changed to R/M, then the zone change to R-M will be consistent with the General Plan.

Finally, the proposed applications are reasonable and beneficial at this time because public water, sewer, and storm drain services are available at the site. Public services are a requirement for the General Plan Map Amendment and Zone Reclassification applications. Additionally, approving the zone reclassification will likely result in development of

a small multi-family housing project which is consistent with the proposed R-M zoning and with the surrounding residential uses.

Therefore, the proposed applications are consistent with the General Plan and Development Title and no land use plan, policy, or regulation need be adopted for the purpose of avoiding or mitigating an environmental effect which could, in turn, cause a significant environmental impact.

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

Impact Discussion:

- a-b) The project, a General Plan Map Amendment and Zone Reclassification, will not result in the loss of availability of a known mineral resource or a resource recovery site because the site does not contain minerals of significance or known mineral resources. The project site in Woodbridge has been designated as an MRZ-1 mineral resource zone. The 2035 General Plan Volume II, Chapter 10-Mineral Resources, Table 10-7, defines MRZ-1 as "Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence." Therefore, the project, a General Plan Map Amendment and Zone Reclassification, will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within the region.

	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 type="checkbox"/> | <input checked="" 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-c) This project is a General Plan Map Amendment and Zone Reclassification that proposes reclassifying a commercial parcel to a residential parcel. The project does not propose any ground disturbance or construction, therefore the project will not result in an increase in noise levels and will have no impact on 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a) The proposed project is a General Plan Map Amendment and Zone Reclassification that proposes reclassifying a commercial parcel to a residential parcel. If the applications are approved, the density of dwellings permitted by the General Plan would permit a maximum of four (4) dwelling units on the project site. Therefore, the project's impact on unplanned population growth is expected to be less than significant.
- b) The project site is currently vacant, therefore the project will not displace substantial numbers of existing people or 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"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The existing fire protection is provided by the Woodbridge Fire District, existing law enforcement is provided by the San Joaquin County Sheriff's Office, and the schools are in the existing Lodi Unified School District. The proposed project is a General Plan Map Amendment and Zone Reclassification. If the applications are approved, the density of dwellings permitted by the General Plan would permit a maximum of four (4) dwelling units on the project site. This is substantially the same residential development potential assumed if the General Plan Map Amendment and Zone Reclassification are approved. Therefore, the General Plan Map Amendment and Zone Reclassification would result in a less than significant impact on public services and no mitigation measures are necessary.

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

a-b) The proposed project is a General Plan Map Amendment and Zone Reclassification. If the applications are approved, the density of dwellings permitted by the General Plan would permit a maximum of four (4) dwelling units on the project site. However, the proposed applications do not involve development therefore, the project will have no impact on recreation services.

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-d) This proposed project is a General Plan Map Amendment and Zone Reclassification. A project referral was sent to the Department of Public Works on July 5, 2019, and the Department responded that the project is anticipated to have a less-than-significant impact on transportation.

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

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

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

a) The project site is located in the unincorporated community of Woodbridge, with the nearest waterway being the Mokelumne River located 700 feet to the east of the site. The site consists of two (2) parcels that are currently vacant, however the San Joaquin County 1960 Land Use Map depicts a residence on the site therefore, the site has been previously disturbed. Additionally, the site is surrounded by development such as streets, sidewalks, and public water and sewer infrastructure.

A referral was sent July 5, 2019 to the California Valley Miwok Tribe, the North Valley Yokuts Tribe, and the United Auburn Indian Community. The United Auburn Indian Community (UAIC) responded with a request for a consult and a request for copies of any archeological studies and environmental documents prepared for the proposed project. In the course of the consult, the UAIC provided information materials to be made available to the project applicant with the understanding that any future ground disturbance to the project site is subject to the protection measures and protocols for inadvertent discoveries of archeological resources, as outlined in *"Respect on the Project for Native American Culture"*, *"Tribal Cultural Resource Avoidance Mitigation Measures"*, and *"Inadvertent Discoveries Mitigation Measures – No Tribal Monitor"*. These materials will be provided to the project applicant by the lead agency with application approval documents. Following this protocol is expected to mitigate any possible disruption to Tribal Cultural Resources to less than significant.

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

Impact Discussion:

- a) The proposed project is a General Plan Map Amendment and Zone Reclassification and the project site is currently vacant. If the applications are approved, the density of dwellings permitted by the General Plan would permit a maximum of four (4) dwelling units on the project site. The project referral was sent July 5, 2019 to Pacific Gas & Electric, AT&T, the Department of Public Works, and the Mokelumne Acres Maintenance District. No responses were received from these utility entities therefore, it appears the project will not result in the relocation of any major utility service.
- b) The proposed project is a General Plan Map Amendment and Zone Reclassification and the project site is currently vacant. If the applications are approved, the density of dwellings permitted by the General Plan would permit a maximum of four (4) dwelling units on the project site. The applicant has provided a will serve letter from the Department of Public Works dated May 17, 2019, confirming that the Mokelumne Acres Maintenance District will serve the subject parcel with water.
- c) The applicant has provided a letter dated May 20, 2019, from the Woodbridge Sanitary District (WSD) confirming that the WSD has the sewer and treatment capacities to accept proposed development on the site and that they can issue a "will serve permit" upon submittal of construction design plans.
- d-e) The proposed project is a General Plan Map Amendment and Zone Reclassification. If the applications are approved, the density of dwellings permitted by the General Plan would permit a maximum of four (4) dwelling units on the project site. As proposed, the project is not anticipated to generate solid waste in excess of State and local standards.

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

Impact Discussion:

- a-d) The project location is in the community of Woodbridge, CA, which is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire threat as determined from CDF-FRAP fuels and hazard data. Therefore, the impact of wildfires on the project are expected to be less than significant.

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?

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

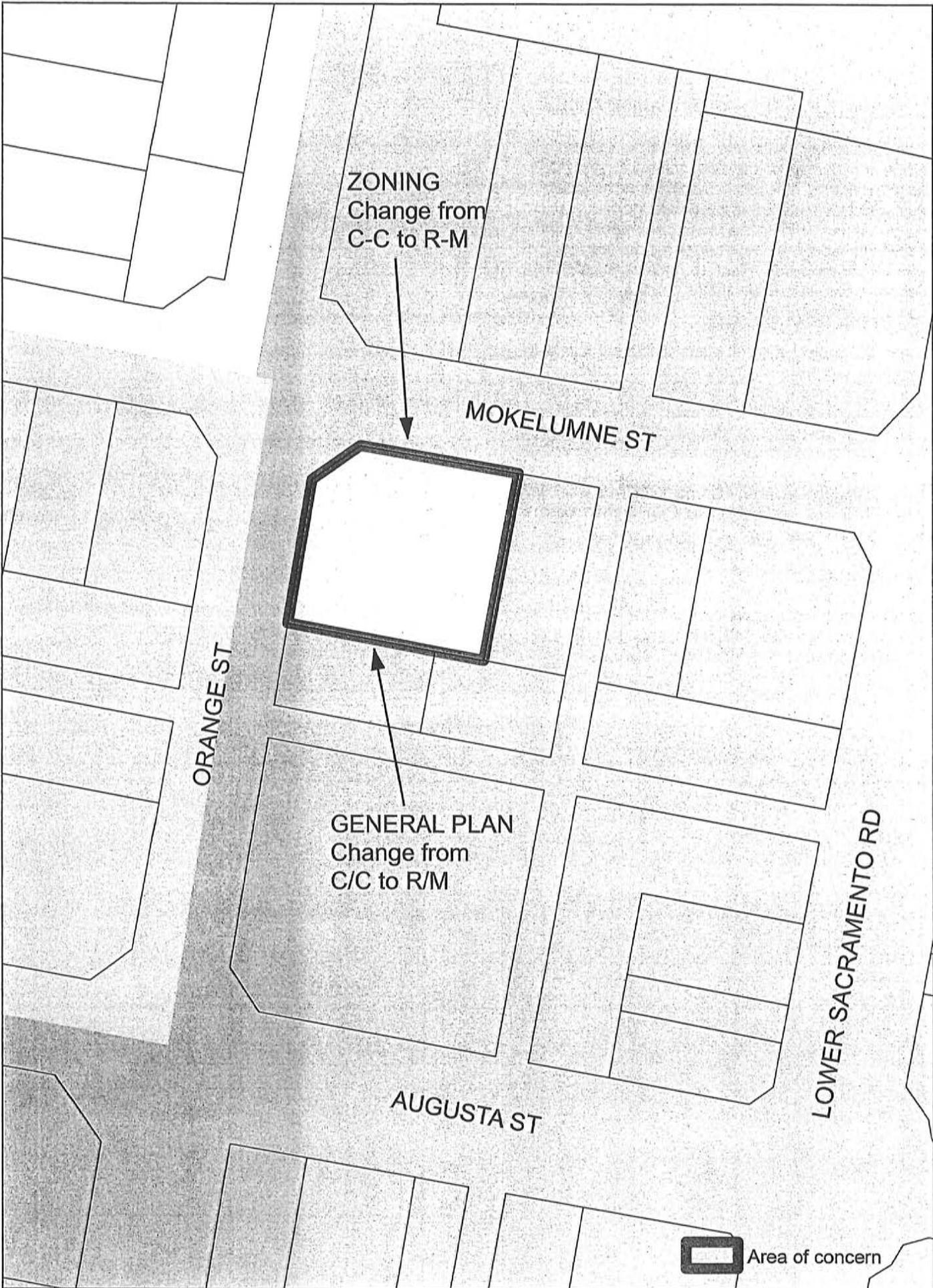
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or surrounding area. Mitigation measures have been identified in areas where a potentially significant impact has been identified and these measures have reduced these impacts to a less than significant level.



ZONING
Change from
C-C to R-M

MOKELUMNE ST

ORANGE ST

GENERAL PLAN
Change from
C/C to R/M

AUGUSTA ST

LOWER SACRAMENTO RD



Area of concern



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Community Development Department

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Attachment D **Bases**

Basis for General Plan Map Amendment

1. The internal consistency of the General Plan is maintained in the adoption of the Map Amendment.
 - **This determination can be made because the proposed project is consistent with the Medium Density Residential policies of the General Plan. These policies require that the site be served by a public water system, a public sewer system, and a public storm drainage system, all of which are available at the project site. The project site also meets the locational criteria for the Medium Density Residential designation as it is in an urban community area and will provide a transition from lower density, single-family areas and more intensely developed residential and commercial areas. Finally, the proposed project is consistent with the General Plan goal for infill development that is adjacent to existing development and maximizes the efficient use of land and uses existing infrastructure.**

Bases for Zone Reclassification

1. The proposed zone is consistent with the General Plan, any applicable Master Plan, and any applicable Specific Plan; and
 - **This determination can be made because the proposed Medium Density Residential (R-M) zone is an implementing zone of the Medium Density Residential (R/M) General Plan land use designation. If the General Plan designation is changed to R/M, then the zone change to R-M will be consistent with the General Plan.**
2. The proposed zone district is reasonable and beneficial at the time. (Development Title Section 9-812.4)
 - **This determination can be made because the proposed Zone Reclassification is reasonable and beneficial at this time because public water, sewer, and storm drain services are available at the site. Public services are a requirement for the General Plan Map Amendment and Zone Reclassification applications. Additionally, approving the zone reclassification will likely result in development of a Small Multi-family Residential development which is consistent with the proposed R-M zoning and with the surrounding residential uses.**



Planning Commission Staff Report
Item #2, December 5, 2019
Revisions of Approved Actions for Use Permit No. PA-1800106
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information

Property Owner: Progressive Community Church
Project Applicant: WMB Architects

Project Site Information

Project Address: 2820 B Street, Stockton
Project Location: On the east side of B Street, 250 feet south of Thirteenth Street, Stockton

Parcel Number (APN):	171-190-36, -23	Water Supply:	Public (CalWater)
General Plan Designation:	R/L	Sewage Disposal:	Public (City of Stockton)
Zoning Designation:	R-L	Storm Drainage:	On-Site
Project Size:	1.01 acres	100-Year Flood:	No
Parcel Size:	13.08 acres	Williamson Act:	No
Community:	Stockton	Supervisorial District:	1

Environmental Review Information

CEQA Determination: Mitigated Negative Declaration

Project Description

A Revisions of Approved Actions application to revise the previously approved Use Permit for the expansion of a regional religious assembly to be completed in two (2) phases over five (5) years. (Use Type: Religious Assembly – Regional)

The proposed revisions are as follows: ~~Strikethrough~~ indicates removal of previously approved building and underline indicates newly proposed building.

- (1) Phase 1, with building permits to be issued within eighteen (18) months from the effective date of approval, includes ~~construction of a 12,000 square foot multipurpose building~~ conversion of an existing 5,055 square foot residence into classrooms.
- (2) Phase 2, with building permits to be issued within five (5) years from the effective date of approval, includes ~~conversion of an existing 5,055 square foot residence into an administrative building and the utilization of an existing 672 square foot storage building~~ construction of a 4,000 square foot addition to the classroom building.

Recommendations

1. Adopt the Mitigated Negative Declaration (Attachment C, Environmental Review);
2. Adopt the Revised Findings for Revisions of Approved Actions (Attachment D, Revised Findings); and
3. Approve Revisions of Approved Actions No. PA-1800106 with the attached Revised Conditions of Approval (Attachment E, Revised Conditions of Approval)

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: November 25, 2019

Number of Public Hearing notices: 197

Date of Public Hearing notice mailing: November 22, 2019

Referrals and Responses

- **Early Consultation Date:** July 26, 2019
- **Project Referral with Environmental Determination Date:** October 10, 2019
- **Mitigated Negative Declaration Posting Date:** October 7, 2019
- **OPR State Clearinghouse #:** 2018062034

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
County Departments		
Assessor		
Building Division	July 30	
Fire Prevention Bureau		October 10
Public Works	September 3	October 24
Environmental Health	August 14	October 17
Sheriff Office		
State Agencies		
C.R.W.Q.C.B.		October 16
Fish & Wildlife, Division: 2		
Local Agencies		
A.L.U.C.	August 15	November 7
CalWater		
City of Stockton		
Montezuma Fire District		
Mosquito & Vector Control		
S.J.C.O.G.		
San Joaquin Air Pollution Control District	August 7	
S.E.W.D. Irrigation District	August 1	
Stockton Municipal Airport		

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
Local Agencies – Continued		
Stockton Sewer Service		
Stockton Unified School District		
Miscellaneous		
A.T.&T.		
CA Tribal TANF Partnership		
CA Native American Heritage Commission		
CA Valley Miwok Tribe		
Carpenters Union		
North Valley Yokuts Tribe		
P.G.&E.		
United Auburn Indian Community		

ANALYSIS

Background

On March 2, 2006, the Planning Commission approved Use Permit application No. PA-0300658 for a Regional Religious Assembly with a maximum seating capacity of 1,176 people.

On October 18, 2018, the Planning Commission approved Use Permit No. PA-1800106 to expand the religious assembly. The expansion included the construction of a 12,000 square foot multipurpose building, conversion of an existing 5,055 square foot residence into an administrative building, and utilizing an existing 672 square foot storage building. The expansion did not increase the maximum seating capacity of the religious assembly.

On September 19, 2019, the applicant filed a Revisions of Approved Actions to revise the previously approved buildings and their uses. The multipurpose building, which was originally intended for activities including religious education, has been withdrawn. Additionally, instead of converting the residence into an administrative building, the residence will now be converted into classrooms during Phase 1, and Phase 2 will include constructing a 4,000 square foot addition to the residence (now classrooms) to serve as assembly space for educational activity.

The applicant is requesting these revisions to the approved Use Permit due to limited funds and the cost to construct the previously approved 12,000 square foot multipurpose building.

Classroom Addition

The applicant states that the classrooms are intended for education and activities for children and youth associated with the primary church functions on Sundays and select evenings. The 4,000 square foot addition, proposed in Phase 2, will serve as an assembly space for the children and youth involved in the educational activities.

Screening Modification

The project site is zoned R-L (Low Density Residential). The surrounding parcels to the north, west, and south are also zoned R-L. Pursuant to Development Title Section 9-1022.4(d)(1), "if a commercial project abuts a residential zone, an area shown on the General Plan for residential use, or a conforming residential use, a solid masonry wall, six (6) to seven (7) feet in height, shall be erected along the abutting property line." As a result, Use Permit application No. PA-0300658 required the erection of a solid masonry wall, six (6) to seven (7) feet in height, for screening along property lines abutting residential properties, which totaled approximately 1,978 linear feet of wall.

With Use Permit No. PA-1800106, the applicant requested and received a screening modification to allow chain link fence and vegetation along the northern property line where the expansion was proposed. The Community Development Department recommended approval of the modification request because the expansion proposed construction of an administrative building which is not an intense use, and the proposed modification was expected to provide an adequate barrier.

The applicant has submitted a request that the previously approved modification be granted with the proposed Revisions of Approved Actions application. However, the revised project proposes classrooms and assembly space in place of the previously-approved administrative office, resulting in a more intense use of the property. As a result, the Community Development Department recommends that the Planning Commission deny the modification request and require the construction of a solid masonry wall, six (6) to seven (7) feet in height. This requirement will result in approximately 265 linear feet of wall constructed along the northern

property line and will ensure compatibility with existing residential development adjacent to the project site.



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Community Development Department

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Attachment A **Site Plan**



WMB ARCHITECTS

10700 Main Avenue
Suite 270
San Francisco, CA 94121
415.774.1100
F 415.774.1101
www.wmbarchitects.com

**PROGRESSIVE
COMMUNITY CHURCH**



PLAN HISTORY
1. DATE REVISION
2. DATE REVISION
3. DATE REVISION

DATE PLOTTED: 11/17/2017

A1.1

KEYNOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

LEGEND

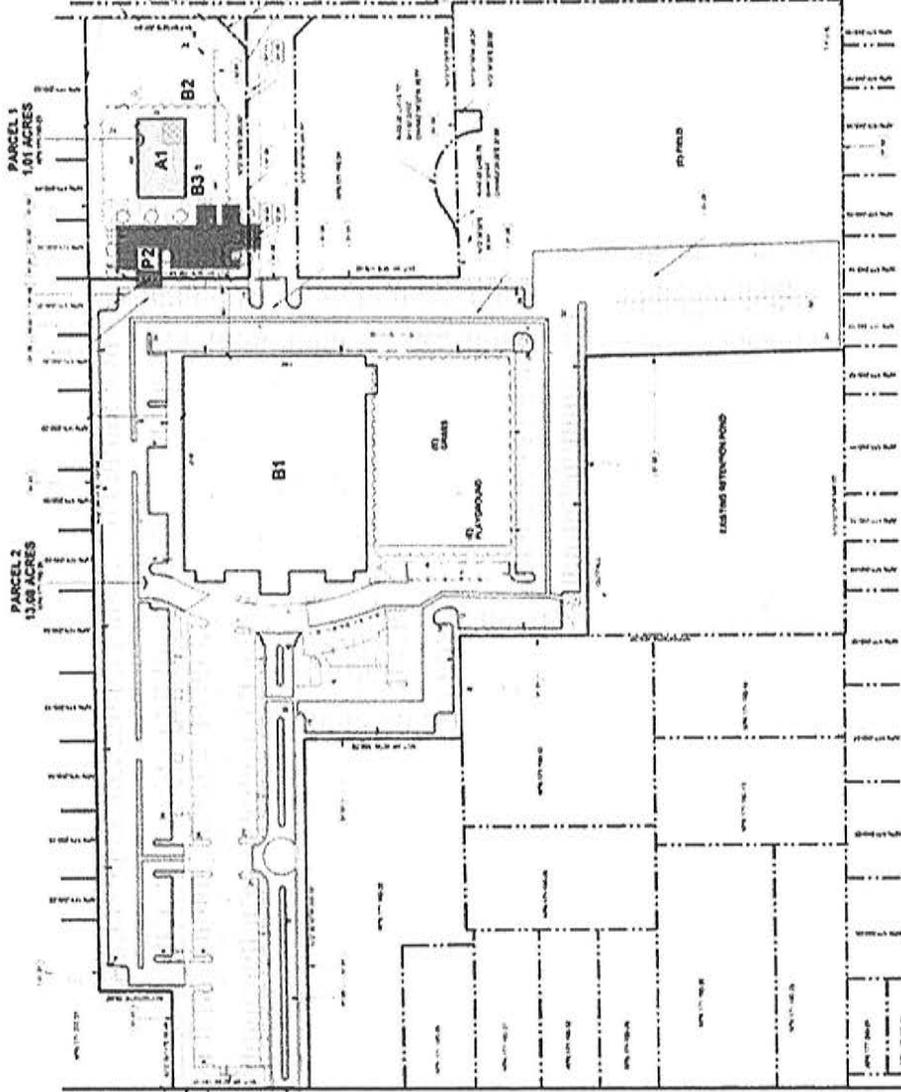
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING POOL
- PROPOSED POOL
- EXISTING POND
- PROPOSED POND
- EXISTING FIELD
- PROPOSED FIELD
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING CURB
- PROPOSED CURB
- EXISTING GROUND
- PROPOSED GROUND
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING FINISH
- PROPOSED FINISH
- EXISTING MATERIAL
- PROPOSED MATERIAL
- EXISTING COLOR
- PROPOSED COLOR
- EXISTING TEXTURE
- PROPOSED TEXTURE
- EXISTING FINISH
- PROPOSED FINISH
- EXISTING MATERIAL
- PROPOSED MATERIAL
- EXISTING COLOR
- PROPOSED COLOR
- EXISTING TEXTURE
- PROPOSED TEXTURE



VICINITY MAP

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	11/17/2017	WMB
2	REVISED	11/17/2017	WMB
3	REVISED	11/17/2017	WMB
4	REVISED	11/17/2017	WMB
5	REVISED	11/17/2017	WMB
6	REVISED	11/17/2017	WMB
7	REVISED	11/17/2017	WMB
8	REVISED	11/17/2017	WMB
9	REVISED	11/17/2017	WMB
10	REVISED	11/17/2017	WMB

BUILDING SUMMARY		NO.	DESCRIPTION	DATE	BY
1	EXISTING BUILDING	1	EXISTING BUILDING	11/17/2017	WMB
2	PROPOSED BUILDING	2	PROPOSED BUILDING	11/17/2017	WMB
3	EXISTING DRIVEWAY	3	EXISTING DRIVEWAY	11/17/2017	WMB
4	PROPOSED DRIVEWAY	4	PROPOSED DRIVEWAY	11/17/2017	WMB
5	EXISTING SIDEWALK	5	EXISTING SIDEWALK	11/17/2017	WMB
6	PROPOSED SIDEWALK	6	PROPOSED SIDEWALK	11/17/2017	WMB
7	EXISTING LANDSCAPE	7	EXISTING LANDSCAPE	11/17/2017	WMB
8	PROPOSED LANDSCAPE	8	PROPOSED LANDSCAPE	11/17/2017	WMB
9	EXISTING UTILITY	9	EXISTING UTILITY	11/17/2017	WMB
10	PROPOSED UTILITY	10	PROPOSED UTILITY	11/17/2017	WMB
11	EXISTING FENCE	11	EXISTING FENCE	11/17/2017	WMB
12	PROPOSED FENCE	12	PROPOSED FENCE	11/17/2017	WMB
13	EXISTING POOL	13	EXISTING POOL	11/17/2017	WMB
14	PROPOSED POOL	14	PROPOSED POOL	11/17/2017	WMB
15	EXISTING POND	15	EXISTING POND	11/17/2017	WMB
16	PROPOSED POND	16	PROPOSED POND	11/17/2017	WMB
17	EXISTING FIELD	17	EXISTING FIELD	11/17/2017	WMB
18	PROPOSED FIELD	18	PROPOSED FIELD	11/17/2017	WMB
19	EXISTING ROAD	19	EXISTING ROAD	11/17/2017	WMB
20	PROPOSED ROAD	20	PROPOSED ROAD	11/17/2017	WMB
21	EXISTING CURB	21	EXISTING CURB	11/17/2017	WMB
22	PROPOSED CURB	22	PROPOSED CURB	11/17/2017	WMB
23	EXISTING GROUND	23	EXISTING GROUND	11/17/2017	WMB
24	PROPOSED GROUND	24	PROPOSED GROUND	11/17/2017	WMB
25	EXISTING ELEVATION	25	EXISTING ELEVATION	11/17/2017	WMB
26	PROPOSED ELEVATION	26	PROPOSED ELEVATION	11/17/2017	WMB
27	EXISTING FINISH	27	EXISTING FINISH	11/17/2017	WMB
28	PROPOSED FINISH	28	PROPOSED FINISH	11/17/2017	WMB
29	EXISTING MATERIAL	29	EXISTING MATERIAL	11/17/2017	WMB
30	PROPOSED MATERIAL	30	PROPOSED MATERIAL	11/17/2017	WMB
31	EXISTING COLOR	31	EXISTING COLOR	11/17/2017	WMB
32	PROPOSED COLOR	32	PROPOSED COLOR	11/17/2017	WMB
33	EXISTING TEXTURE	33	EXISTING TEXTURE	11/17/2017	WMB
34	PROPOSED TEXTURE	34	PROPOSED TEXTURE	11/17/2017	WMB



SITE PLAN
SCALE: 1"=30'-0"

SITE PLAN
Application # **PA1800106**
Received By **SLG** On **11-17-19**



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Attachment B
Response Letters



**SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1810 E. HAZELTON AVE., STOCKTON, CA 95205-6232
PHONE: 209/468-3121 FAX: 209/468-3163

Fire Prevention Bureau

To: Development Services:

Alisa Goulart

(Contact person)

Date: 10-10-19

From: Fire Prevention:

Vic Solari

(Contact person)

209-468-3166

Subject:

PA-1800106(UP)

(Planning application referral number)

Project Summary: Revision of previous proposed expansion of an existing religious assembly in 2 phases at 2820 S. B. St. This revision will include conversion of an existing residence into classrooms and an addition of offices to this classroom building.

The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.

1. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.
2. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
3. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section.
4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
5. CFC, Section 506 Key Box - A Knox® Box shall be installed

according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.

6. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
7. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
8. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.



DATE: July 30, 2019

PA-1800106 (UP) (RAA)

Property owner: Progressive Community Church of Stockton

Applicant: WMB Architects c/o Doug Davis

APN / Address: 171-190-23, -36, 2820 South B Street

Planner: Alisa Goulart

Building Conditions By: Mark Fine Deputy Director (Building Official) (209) 468-3180

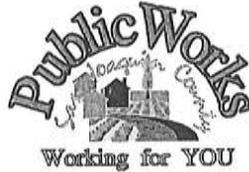
BUILDING CODE REQUIREMENTS: The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:

1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2016 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
3. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
4. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
5. For each proposed new building, provide the following information on the plans:
 - a. Description of proposed use
 - b. Existing and proposed occupancy Groups
 - c. Type of construction
 - d. Sprinklers (Yes or No)
 - e. Number of stories
 - f. Building height
 - g. Allowable floor area

- h. Proposed floor area
 - i. Occupant load based on the CBC
 - j. Occupant load based on the CPC
6. For each proposed conversion of existing buildings, the change in use will constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by an architect or engineer in accordance with the California Existing Building Code. The report and plans shall identify existing conditions, propose alterations necessary to bring the building in compliance with the current code and include the following:
- a. Description of proposed use
 - b. Existing and proposed Occupancy Groups
 - c. Type of construction
 - d. Sprinklers (Yes or No)
 - e. Number of stories
 - f. Building height
 - g. Allowable floor area
 - h. Proposed floor area
 - i. Occupant load based on the CBC for the new use
 - j. Occupant load based on the CPC for the new use
 - k. Risk Category analysis. (Agricultural Buildings are allowed to be constructed to Risk Category I, whereas other occupancies require Risk Category II or II.)

Modifications to existing buildings are required to include upgrades related to disability access pursuant to the California Existing Building Code.

7. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B- 206.2.1
8. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
9. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
10. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
11. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
12. This project will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7



September 3, 2019

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

FROM: Awni Taha, Interim Engineering Services Manager *AT*
Development Services Division

SUBJECT: PA-1800106; A Revision of Approved Action application for a previously approved Use Permit for the expansion of a regional religious assembly. Phase 1 will remove the request for a 12,000 square foot multi-purpose building and instead propose to convert the existing 5,055 square foot residence into classrooms. Phase 2 will replace the request to convert the residence into an administration building and the utilization of an existing 672 square foot storage building and instead construct a 4,000 square foot addition to the classrooms; located on the east side of B Street, 250 feet south of Thirteenth Street, Stockton.
(Supervisorial District 1)

PROPERTY OWNER: Progressive Community Church

APPLICANT: WMB Architects, Inc

ADDRESS: 2820 S. B Street, Stockton

APN: 171-190-23 & 171-190-36

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

The site is within the Phase 1 area of the National Pollutant Discharge Elimination System (NPDES).

D Street has an existing and planned right-of-way width of 60 feet.

B Street has an existing right-of-way of variable width (65-80 feet, 40 feet east of centerline) and planned right-of-way-width of 72 feet.

RECOMMENDATIONS:

1. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit.
(Development Title Section 9-1135)
2. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment.

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San Joaquin County
Community Development

Community Development Department
PA-1800106 RAA (UP)

The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)

3. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
4. The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-818.4 and Resolutions R-91-327, R-94-185 and R-97-5)
5. A copy of the Final Site Plan shall be submitted prior to release of building permit.
6. This project falls within the definition of a Priority Project as defined in either the County "Storm Water Quality Control Criteria Plan" (SWQCCP) or the County Phase I 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 treat, filter, or infiltrate the 85th percentile storm as defined in the County's 2009 SWQCCP. The system design shall follow standards as outlined in the 2009 SWQCCP or in the "California Association of Stormwater Quality Agencies" (CASQA) publications and comply with the conditions of the County Phase I NPDES permit. CASQA documents are available at <http://www.casqa.org>. Plans and/or calculations of the proposed system shall be submitted to the County 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 SWQCCP and CASQA handbooks.
 - c) All Priority New Development and Significant Redevelopment Projects must meet the volume reduction requirement outline in the County's SWQCCP 2009 available at <http://sjcleanwater.org/LID.htm>
 - d) Proprietary storm drainage treatment devices used in any system shall be approved for use by a major California city, Caltrans, or the Washington State DOT and shall be the last resort of the developer to comply with the 2009 SWQCCP. Latitude and Longitude of all treatment devices shall be obtained by use of a global positioning system and reported to the County. Property owner shall execute an agreement and record a deed restriction, in a form acceptable to the County, regarding maintenance and perpetuation of the installed systems. Property owner shall be responsible for the ongoing operation and maintenance of any system installed unless the system is accepted for maintenance by a government agency.

Community Development Department
PA-1800106 RAA (UP)

- e) Owner shall be responsible for providing the County with an annual report of operation and maintenance of any system. The property owner shall also be responsible for the payment to the County of an annual system inspection fee established by Resolution of the Board of Supervisors.
 - f) A Maintenance Plan shall be submitted and the execution of a Maintenance Agreement with San Joaquin County will be required for the owner/operator of stormwater controls prior to the release of the building permit.
 - g) Standard Best Management Practices for the type of development proposed shall be incorporated into the site storm drainage design.
 - h) Wastewater shall NOT be allowed into the storm drainage system.
7. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5537 for further information.
8. It is the responsibility of the applicant to ensure that a current will serve letter for sanitary sewer and water service is on file prior to release of building permit. The applicant or subsequent owner of the property is responsible to ensure there is capacity in the system and that all requirements for the connections are fulfilled prior to release of the building permit. If any extension, connection, or placement of new facilities is required to connect to the existing main lines, the cost shall be borne by the applicant. For any work within the County right-of-way, an improvement plan shall be submitted to Public Works for review and approval. Required plan check and inspection fees shall apply.

Informational Notes:

- (i.) A Solid Waste Diversion Plan for all applicable projects must be submitted to the Building Division of the Community Development Department prior to issuance of the building permit. Contact the Solid Waste Division (468-3066) for information.
- (ii.) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.
- (iii.) All future building permits for projects located within a Special Flood Hazard Area at the time of permit issuance shall meet the San Joaquin County flood hazard reduction requirements (Title 9, Chapter 9-1605) and all requirements of the State of California (CCR Title 23) that are in force at the time of permit issuance. As an example, these requirements may include raising the finish floor elevation one foot above the expected flood level and/or using flood resistant materials.

AC: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 14, 2019

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

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

RE: **PA-1800106 (UP, RAA), Early Consultation, SU0012456, SU0012466**
2820 South B Street, Stockton

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- A. Open, pump, and backfill the two septic tanks located in parcel 171-190-23 under permit and inspection by the Environmental Health Department prior to issuance of building permit. (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
- B. Destroy the domestic well located in parcel 171-190-23 under permit and inspection by the Environmental Health Department prior to issuance of building permit. (San Joaquin County Development Title, Section 9-1115.5(e)).
- C. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).



SJCOG, Inc.

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: Alisa Goulart, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc.
Date: May 22, 2018
-Local Jurisdiction Project Title: PA-1800106 (UP)
Assessor Parcel Number(s): 171-190-23, -36
Local Jurisdiction Project Number: PA-1800106 (UP)
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. Goulart:

SJCOG, Inc. has reviewed the project application for PA-1800106 (UP). This project consists of a Use Permit application to expand an existing religious assembly. Phase One is the construction of a 12,000-square foot multi-purpose building. Phase Two, with building permits to be issued within five years, includes expanding the use onto the neighboring parcel and the conversion of the existing 5,055 square foot single family dwelling into an administration building. There will be no increase in the church membership. The project site is located on the east side of B Street, 250 feet south of Thirteenth Street, Stockton (APN/Address: 171-190-23, -36; 2820 South B Street, Stockton).

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 Measures 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.

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.sjco.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-1800106 (UP)

Landowner: Progressive Community Church

Applicant: WMB Architects, Inc.

Assessor Parcel #s: 171-190-23, -36

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

Local Jurisdiction Contact: Alisa Goulart

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 Valley
AIR POLLUTION CONTROL DISTRICT



August 7, 2019

Alisa Goulart
County of San Joaquin
Community Development Department
Development Services Division
1810 East Hazelton Avenue
Stockton, CA 95205

Project: Early Consultation, PA-1800106 (UP, RAA) – Progressive Community Church of Stockton

District CEQA Reference No: 20190976

Dear Ms. Goulart:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a Revision of Approved Action (RAA) application for a previously approved Use Permit of the expansion of a regional religious assembly. The proposed revision includes the following:

- Phase 1 – remove the request for a 12,000 square foot multi-purpose building and instead propose to convert the existing 5,055 square foot residence into classrooms;
- Phase 2 – replace request to convert residence into an administration building and the utilization of an existing 672 sf storage building and instead construct a 4,000 square foot addition to the classrooms and remove the 672 square foot storage building (Project).

The revised project will reduce the total building square footage previously approved. The project site is located on the east side of B Street in Stockton (APN/Address: 171-190-23, 2820 South B Street) in San Joaquin County. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gattysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

(PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

2. Based on the information provided to the District, the proposed Project would not equal or exceed 9,000 square feet of educational space. Therefore, the District concludes that the proposed Project is not subject to District Rule 9510 (Indirect Source Review).
1. The project includes the removal of an existing building. In the event that any portion of an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The Asbestos Program covers most renovations and all demolition projects in the San Joaquin Valley air basin. Elements of the Program include Survey and Notification Requirements prior to beginning a project. If you have any questions concerning asbestos related requirements, please contact the District's Compliance Division at (209) 557-6444.

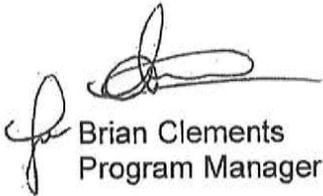
The District's Asbestos Requirements Bulletin can be found online at <http://www.valleyair.org/busind/comply/asbestos-0514.htm>.

3. The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (209) 557-6446. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
4. The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20190976.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: gs



SAN JOAQUIN COUNCIL OF GOVERNMENTS

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

November 7, 2019

Alisa Goulart
Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

Doug Kuelme
CHAIR

Jesus Andrade
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-1800106 (UP, RAA) Deadline: 11/07/19

Dear Alisa Goulart,

The San Joaquin Council of Governments (SJCOC), acting as the Airport Land Use Commission (ALUC) has reviewed a revision of an Approved Action application with plans (i.e. site plan, elevation, floor plans, landscaping, civil, etc.) for a previously approved Use Permit for the expansion of a religious assembly. The proposed revision includes the following: Phase 1 will remove the request for a 12,000 sq. ft. multi-purpose building and instead propose to convert the existing 5,055 sq. ft. into classrooms; Phase 2 will replace the request to convert the residence into an administration building and the utilization of an existing 672 sq. ft. storage building, and instead construct a 4,000 sq. ft addition to the classrooms and remove the 672 sq. ft. storage building. The revised project will reduce the total building sq. footage previously approved and reduce the number of spaces and relocate a portion of the parking area. There will be no increase in the church membership. The project is located at 2820 South B Street, Stockton CA (APN: 171-190-23, -36).

AIRPORT LAND USE COMMISSION'S REVIEW

SJCOC as ALUC finds this project compatible with the 2018 San Joaquin County Airport Land Use Compatibility Plan (ALUCP) (<https://www.sjcog.org/ALUC>).

As Airport Land Use Commission, SJCOC recommends reclassifying the existing retention pond as a detention pond. Detention ponds are usually dry, except during or after rainfall, and hold water for short periods of time. ALUC considers retention ponds to be bird attractants that may pose a hazard to aircraft. Please refer to the FAA Advisory Circular "Hazardous Wildlife Attractants On or Near Airports" available at the link below.

<https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273>.

SJCOC would like to provide standards and project design conditions that comply with the Airport Land Use Compatibility Plan 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.
 - d. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.
 - e. Occupied structures must be soundproofed to reduce interior noise to 45 decibel(dB) according to State guidelines.
 - f. 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 ALUC staff Isaiah Anderson (209-235-0452 or ianderson@sjcog.org) if you have any questions or comments.

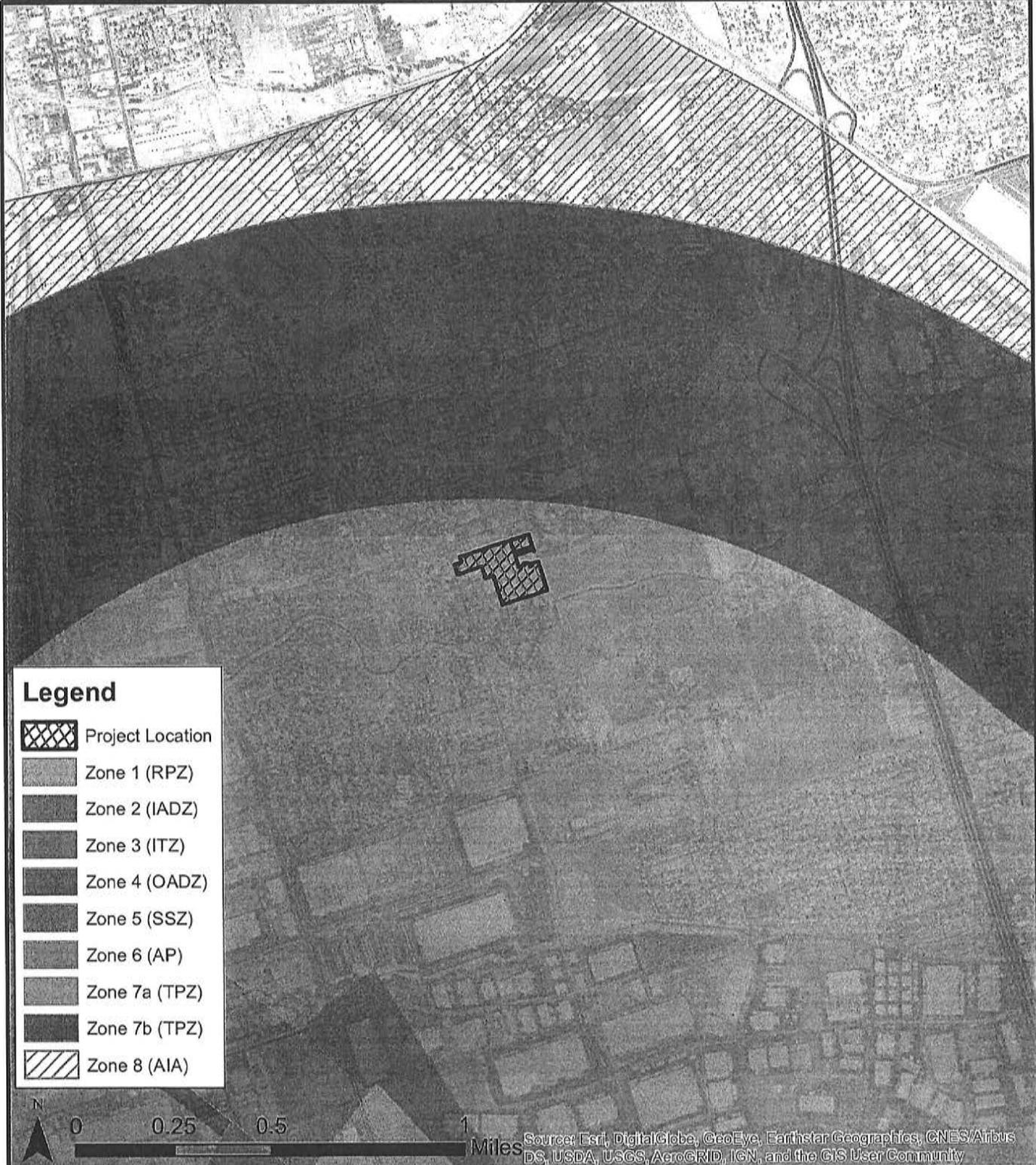
Sincerely,

Isaiah Anderson

Isaiah Anderson
Assistant Regional Planner



AIRPORT LAND USE CONSISTENCY REVIEW



PERMIT NUMBER / PROJECT TITLE:
ADDRESS:
APN:
AIRPORT / "HAZARD TO FLIGHT"

PA-1800106 (UP, RAA)
2820 South B Street
171-190-23, -36
Stockton Metropolitan Airport Zone 7A (TPZ)



SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Neighborhood Preservation

Attachment C

Environmental Review



MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Revision of Approved Action for Use Permit No. PA-1800106

PROJECT LOCATION: The project site is located on the east side of 'B' Street, 250 feet south of Thirteenth Street, in Stockton, San Joaquin County. (APN/Address: 171-190-23, -36/2820 South B Street, Stockton) (Supervisory District: 1)

PROJECT DESCRIPTION: This project is a Revisions of Approved Actions application to revise the previously approved expansion of an existing regional religious assembly in two (2) phases over five (5) years. The revisions reduce the expansion from 17,727 square feet to 9,055 square feet. The two-part phasing and five (5) year timeline will remain the same. The proposed revisions include eliminating the proposed 12,000 square foot multi-purpose building in Phase 1 and instead converting an existing 5,055 square foot residence on an adjacent parcel into classrooms for Christian Education Activity and eliminating the proposed Phase 2 conversion of the 5,055 square foot residence into an administrative office and utilization of an existing 672 square foot storage building and instead demolishing the 672 square foot storage building and constructing a 4,000 square foot addition to the classroom building (former residence) to be used for assembly space for Christian Education Activity. The expansion will not result in an increase in the 1,176-person seating capacity of the religious assembly. Sewer service will be provided by the City of Stockton, water service will be provided by California Water Service, and storm water will be retained in an existing on-site retention basin.

The Property is zoned R-L (Low Density Residential) and the General Plan designation is R/L (Low Density Residential).

PROPONENT: Progressive Community Church of Stockton / WMB Architects c/o Doug Davis

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: October 7, 2019

Contact Person:
Alisa Goulart Phone: (209) 468-0222 FAX: (209) 468-3163 Email: alisa.goulart@sjgov.org

Filed Doc #: 39-10082019-318
10/08/2019 01:24:45 PM
Steve J. Bestolarides
San Joaquin County Clerk

INITIAL STUDY/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: WMB Architects

PROJECT TITLE/FILE NUMBER(S): PA-1800106

PROJECT DESCRIPTION: This project is a Revisions of Approved Actions application to revise the previously approved expansion of an existing regional religious assembly in two (2) phases over five (5) years. The revisions reduce the expansion from 17,727 square feet to 9,055 square feet. The two-part phasing and five (5) year timeline will remain the same. The proposed revisions include eliminating the proposed 12,000 square foot multi-purpose building in Phase 1 and instead converting an existing 5,055 square foot residence on an adjacent parcel into classrooms for Christian Education Activity and eliminating the proposed Phase 2 conversion of the 5,055 square foot residence into an administrative office and utilization of an existing 672 square foot storage building and instead demolishing the 672 square foot storage building and constructing a 4,000 square foot addition to the classroom building (former residence) to be used for assembly space for Christian Education Activity. The expansion will not result in an increase in the 1,176-person seating capacity of the religious assembly. Sewer service will be provided by the City of Stockton, water service will be provided by California Water Service, and storm water will be retained in an existing on-site retention basin.

The project site is located on the east side of 'B' Street, 250 feet south of Thirteenth Street, in Stockton. Access to the site is from 'B' Street on the west side and from 'D' Street on the east side.

ASSESSORS PARCEL NO(S): 171-190-23, -36

ACRES: 13.08

GENERAL PLAN: R/L

ZONING: R-L

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
An addition of 9,055 square feet of structures to an existing religious assembly for a total of 50,842 square feet. Maximum seating capacity of 1,176 people remains the same.

SURROUNDING LAND USES:

NORTH: Residential / City of Stockton
SOUTH: Residential / City of Stockton / Duck Creek
EAST: Agriculture with scattered residences / State Route 99
WEST: Residential / City of Stockton

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.

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):

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

Yes No

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 checked="" 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.


 Signature

10-7-19
 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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I. AESTHETICS.

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:

- a-c) The proposed project is located on South 'B' Street and South 'D' Street in the urban community of Stockton. Pursuant to San Joaquin County General Plan 2035 Natural and Cultural Resources Element Figure NCR-1 (page 3.4-13), neither South 'B' Street nor South 'D' Street in Stockton are designated as a Scenic Route. Therefore the project will not impact a scenic vista or zoning and other regulations governing scenic quality.
- d) The proposed project is an expansion to an existing religious assembly. The existing facility has parking for 512 vehicles with outdoor lighting throughout. Outdoor lighting is conditioned to be designed to confine direct rays to the premises, allowing no spillover beyond the property lines. The proposed expansion will add fourteen (14) parking stalls to the site. Any new lighting will be similarly conditioned therefore, the project is expected to have a less than significant impact on light or glare.

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 type="checkbox"/> | <input checked="" 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 subject property is zoned Low Density Residential (R-L) and is not identified or designated as Prime or Unique Farmland or as Farmland of Statewide Importance on maps provided by the California Department of Conservation's Farmland Mapping and Monitoring Program. The Department of Conservation categorizes the site as Urban and Built-up Land. Land with this designation is intended for use as residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. Therefore, the proposed project, a revisions of approved actions for the expansion of an existing religious assembly, will not convert important farmland to non-agricultural use.
- b) The subject property is zoned Low Density Residential (R-L) and is not zoned for agricultural use. Therefore, the proposed project will not conflict with an agricultural use and is not under a Williamson Act contract.

- c-d) The subject property is not located in an area of forest land, timberland, or Timberland Production as defined by Public Resources Code and Government Code therefore, the project will have no impact on corresponding zoning or conversion of such land.
- e) The subject property is not classified as Farmland or forest land therefore the project will have no impact on the conversion of such lands.

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

Impact Discussion:

- a-d) The proposed project is a revisions of approved actions for a previously-approved expansion of an existing religious assembly. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. The project was referred to the SJVAPCD for review on July 26, 2019. A response from SJVAPCD dated August 7, 2019, stated that the District concluded that the project would have a less than significant impact on air quality when compared to significance thresholds. The applicant will be required to meet existing requirements for emissions and dust control as established by SJVAPCD with any future development. Therefore, any impacts are expected to be less than significant.

	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:

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

Impact Discussion:

- a) The California Department of Fish and Wildlife Natural Diversity Database lists *Buteo swainsoni* (Swainson's Hawk), *Elanus leucurus* (white-tailed kite), and *Athene cunicularia* (burrowing owl) as rare, endangered, or threatened species or habitat located on or near the site for the proposed project. Referrals have been sent to the San Joaquin Council of Governments (SJCOG), the agency responsible for verifying the correct implementation of the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP), which provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. Pursuant to the Final EIR/EIS for SJMSCP, dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

SJCOG responded to this project referral that the project is subject to the SJMSCP. The applicant has confirmed that he will participate in SJMSCP. With the applicant's participation, the proposed project is consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

- b-c) The subject property has no riparian habitat or wetlands located within its boundaries, therefore the proposed project, a revisions of approved actions for a previously-approved expansion of an existing religious assembly, will not have an

impact on riparian habitat or wetlands.

- d-f) This application, a revisions of approved actions for a previously-approved expansion of an existing religious assembly, was previously conditioned to participate in the SJMSCP in order to reduce impacts to biological resources to a less than significant level and participation will continue to be a requirement. With the applicant's participation in the SJMSCP, the proposed project is consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

	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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a) The proposed project is a revisions of approved actions for a previously-approved expansion of an existing religious assembly. The project will have no impact on Cultural Resources as there are no resources on the project site that are listed or are eligible for listing on a local register, the California Register of Historic Places, or National Register of Historic Places.
- b) The proposed project is a revisions of approved actions for a previously-approved expansion of an existing religious assembly. If approved, the project will be expanding to a parcel that is already developed with an existing dwelling and garage. The project was referred to the California Tribal TANF Partnership, the CA Native American Heritage Commission, the California Valley Miwok Tribe, the North Valley Yokuts Tribe, and the United Auburn Indian Community. No requests for consult were received. As a result, it is anticipated that the project will have a less than significant impact on any archeological resource.
- c) In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (**California Health and Safety Code - Section 7050.5**). Following health and safety codes will ensure that any impact to human remains will be less than significant.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to the proposed project ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and preventing any conflict with state or local plans for energy efficiency and renewable energy.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil and create direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The geology of San Joaquin County is composed of high organic alluvium, which is susceptible to earthquake movement. The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. All recommendations from a soils report must be incorporated into the construction plans. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant.
- b) The project will not result in substantial soil erosion or the loss of topsoil because the project will require a grading permit and the grading will be done under permit and inspection by the San Joaquin County Community Development Department's Building Division. As a result, impacts to soil erosion or loss of topsoil will be less than significant.
- c-d) The project site is relatively flat terrain where landslides have not historically been an issue. A soils report will be required

for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. Therefore, any risks resulting from being located on an unstable unit will be reduced to less than significant.

- e) The City of Stockton provides sewer service to the project site. Development on the site will not require an onsite septic tank or alternative wastewater disposal system for the disposal of wastewater.
- f) The project site is currently developed with a dwelling and a garage. Any future development will be on the site of previously disturbed land therefore, there is a less than significant chance the project will destroy unique paleontological resources or unique geologic features.

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

a-b) Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

As noted previously, the proposed project will be subject to the rules and regulations of the SJVAPCD. The SJVAPCD has adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*.¹¹ The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards, the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems, the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. As such, the analysis herein is limited to discussion of long-term operational GHG emissions.

¹¹ San Joaquin Valley Air Pollution Control District. *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. December 17, 2009. San Joaquin Valley Air Pollution Control District. *District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*. December 17, 2009.

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

Impact Discussion:

- a-c) The project includes the development of classrooms for religious study and an activity room for fellowship. The proposed use does not include the use, transport, or disposal of hazardous materials nor could there be an accidental release of hazardous materials, therefore, the project will have a less than significant impact on the environment due to hazardous materials.
- d) The project site is not included on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and, therefore, will have no impact on the safety of the public or the environment.
- e) The project site is located in the Traffic Pattern Zone 7a - Traffic Pattern Zone of the comprehensive Airport Land Use Plan boundaries for the Stockton Metropolitan Airport. The Airport Land Use Commission, in response to the project referral, stated that the project is compatible with the 2018 Stockton Metropolitan Airport Land Use Compatibility Plan, a document developed to provide guidance intended to minimize the public's exposure to excessive noise and safety hazards. The project's compatibility ensures that risks to the public will be less than significant.

- f) The project site is currently developed with a religious assembly. The project, a revisions of approved actions for a previously approved expansion of the religious assembly, will reduce the permitted square footage of approved expansion and will not increase the maximum seating capacity. The site has two driveways for ingress/egress and no new driveways are proposed. No alterations to existing roadways are included in the project. Therefore, the project's impact on emergency plans is expected to be less than significant.

- g) The project location is in the urban community of Stockton, CA, which is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire threat as determined from CDF-FRAP fuels and hazard data. Therefore, the impact of wildfires on the project are expected to be less than significant.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a. The project parcel is served by California Water Service for water and the City of Stockton for sewer. The project does not require onsite well or septic system, therefore the project's impact on ground and surface water quality is expected to be less than significant.
- b. The San Joaquin County Department of Public Works will require the applicant pay a Water Supply Facilities Impact Mitigation Fee. The Water Impact Mitigation Fee Program was established to finance San Joaquin County's share of the construction cost for the New Melones Water Conveyance Project, which is intended to mitigate the impact of ground and surface water depletion resulting from new development within the fee area. The fee area includes the unincorporated area of the County within the SEWD and Central San Joaquin Water Conservation District and the area within one-half mile north of the SEWD boundary along Eight Mile Road, between Rio Blanco Road and Alpine Road. The proposed project's impact on ground and surface water will be mitigated with the required Water Supply Facilities Impact Mitigation Fee which will reduce any impact the project has on ground and surface water to less than significant.
- c-e) The proposed project does not propose any substantial alteration to a drainage pattern, stream or river. All development

projects are required by the Development Title to provide drainage facilities within and downstream from the development project (Development Title Section 9-1135.2). The project will be conditioned by the Department of Public Works to provide drainage facilities in accordance with the San Joaquin County Development Standards.

The proposed project plan calls for storm water to be retained in an on-site retention pond. Public Works will require that retention basin capacity be calculated and submitted along with a drainage plan for review and approval, prior to release of a building permit. Additionally, the Public Works department requires that the applicant submit a "Storm Water Pollution Prevention Plan" (SWPPP) to Public Works for review. A copy of the approved SWPPP and all required records, updates, test results and inspection reports must be maintained on the construction site and be available for review upon request. The applicant will also be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The post construction chapter of the SWPPP must identify expected pollutants and how they will be prevented from entering the storm system. The chapter must also contain a maintenance plan, a spill plan, and a training plan for all employees on proper use, handling and disposal of potential pollutants.

With the project thus conditioned, impacts from drainage are expected to be less than significant.

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

Impact Discussion:

- a) This project is a revisions of approved actions for a previously approved expansion of an existing religious assembly. The existing assembly is located in an unincorporated area of the urban community of Stockton. The site is adjacent to residential neighborhoods to the north, south and west. To the east is agricultural land. The proposed revised expansion is to provide classrooms and a fellowship hall for the congregation and is compatible with the surrounding residential development. No part of the expansion would present barriers to the site or in surrounding areas. Therefore, the project will not divide and established community.
- b) This project is a revisions of approved actions for a previously approved expansion of an existing religious assembly. The project parcel is zoned Low-Density Residential (R-L) and the project use type, Religious Assembly – Regional, may be conditionally permitted in the R-L zone with an approved Use Permit application. The proposed project does not conflict with any existing or planned land uses, therefore, the project will not 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.

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

Impact Discussion:

- a-b) The proposed project, a revisions of approved actions for a previously approved expansion to an existing religious assembly will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain minerals of significance or known mineral resources. San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. The project site in Stockton has been classified as MRZ-1. The San Joaquin County General Plan 2035 Volume II, Chapter 10-Mineral Resources, Table 10-7, defines MRZ-1 as "Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence." Therefore, the project will not result in the loss of mineral resources or mineral resource recovery sites within the region and in the Stockton community.

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

Impact Discussion:

- a) The nearest residence is located approximately 170 feet north of the project site. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. The proposed project would be subject to these Development Title standards. There is no reason to believe the applicant will exceed the Development Title noise standards with the proposed operation because all activities associated with the new buildings will take place indoors, therefore impacts from the proposed project are expected to be less than significant.
- b) The project does not include any operations that would result in excessive ground-borne vibrations or other noise levels therefore, the project will not have any impact on vibrations or other noise levels.
- c) The project site is located in the Traffic Pattern Zone 7a - Traffic Pattern Zone of the comprehensive Airport Land Use Plan boundaries for the Stockton Metropolitan Airport. The project site is located approximately 1.7 miles southwest of the nearest runway. The Airport Land Use Commission, in response to the project referral, stated that the project is compatible with the 2018 Stockton Metropolitan Airport Land Use Compatibility Plan, a document developed to provide guidance intended to minimize the public's exposure to excessive noise and safety hazards. As a result, impacts to people in the project area are expected to be less than significant.

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

Impact Discussion:

- a-b) The proposed project will not induce substantial population growth in the area either directly or indirectly because the project does not propose new homes or businesses. The project is a revisions of approved actions for a previously approved expansion of an existing religious assembly. The project will expand the existing twelve (12) acre parcel with the addition of the adjacent one (1) acre parcel and convert the existing residence on the adjacent parcel to classrooms and a fellowship hall. The existing residence is owned by the religious assembly and the residence is vacant. Therefore, the proposed project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere because the project site is currently vacant. Therefore, the project will have no impact on population and 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"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The proposed project is a revisions of approved actions for a previously approved expansion of an existing religious assembly. The project site is located in the Montezuma Fire District and the Stockton Unified School District. Both agencies were provided with the project proposal and invited to respond with any concerns or conditions. A response was not received from either agency. The project site is served by the San Joaquin County Sheriff's Office. The office was provided with the project proposal and invited to respond with any concerns or conditions. A response was not received from that office. As proposed, the project is not anticipated to result in a need for a substantial change to public services.

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

a-b) This project will not 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, because the project will not generate any new residential units. This project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, because the type of project proposed, an expansion to an existing religious assembly, will not result in an increased demand for recreational facilities. Therefore, the project will have no impact on recreation 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:

- a) The proposed project will not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, etc., because the religious assembly is existing and the current application, a revisions of approved actions for a previously approved expansion to an existing religious assembly, does not require any alterations to existing roadways and circulation systems.
- b) N/A
- c) The proposed project will not increase hazards due to a geometric design feature or incompatible use because the religious assembly is existing and the current application, a revisions of approved actions for a previously approved expansion to an existing religious assembly, does not require any alterations to existing roadways or driveways. The expansion for religious education and fellowship is compatible with the approved religious assembly use.
- d) The proposed project is a revisions of approved action for a previously approved expansion of an approved religious assembly. The project site is located on the east side of South 'B' Street and has two points of ingress/egress: A driveway on South 'B' Street and a driveway on South 'D' Street. Pursuant to Development Title Section 9-1015.5(h)(1), access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. With these existing improvements, the project is not expected to result in inadequate emergency access.

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

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

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

a) This project site is located in the urban community of Stockton, 920 feet from Duck Creek, a waterway in San Joaquin County that falls under the streams category. The project is a revisions of approved action for the expansion of a previously approved religious assembly. The expansion is onto an adjacent parcel that is currently developed with a residence and a garage. Additionally, the site is surrounded by development such as streets, sidewalks, and public water and sewer infrastructure.

Referrals were sent July 26, 2019 to the California Tribal TANF Partnership, the California Native American Heritage Commission, the California Valley Miwok Tribe, the North Valley Yokuts Tribe, and the United Auburn Indian Community. No responses or requests for consult were received as a result of the referral, therefore any possible disruption to a potential site is expected to be less than significant.

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

Impact Discussion:

- a-c) The project is a revisions of approved actions for a previously approved expansion to an existing religious assembly. The expansion will add 9,055 square feet to an existing religious assembly that currently has 41,787 square feet. The project site is in a developed area in the urban community of Stockton. The project site is served by a public water system and a public sewer system. Therefore, the project will be served by existing services and will not require new facilities.
- d) The project site is served by the Lovelace Materials Recovery Facility and Transfer Station and the Foothill Sanitary Landfill which, according to the current permit, is projected to be in operation until 2082, providing adequate capacity for the proposed project.
- e) The proposed project will be required to comply with state and local statutes and regulations related to solid waste so there will be no significant impact in this area.

XX. WILDFIRE.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The project location is in the urban community of Stockton, CA, which is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire threat as determined from CDF-FRAP fuels and hazard data. Therefore, the impact of wildfires on the project are expected to be less than significant.

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?

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

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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

a-c) Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or surrounding area. Mitigation measures have been identified in areas where a potentially significant impact has been identified and these measures have reduced these impacts to a less than significant level.

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code;

ATTACHMENT: (MAP[S] OR PROJECT SITE PLAN[S])

SITE PLAN

PA-1800106

Application # PA-1800106
 Received By AG On 9-4-19
 KEYNOTES

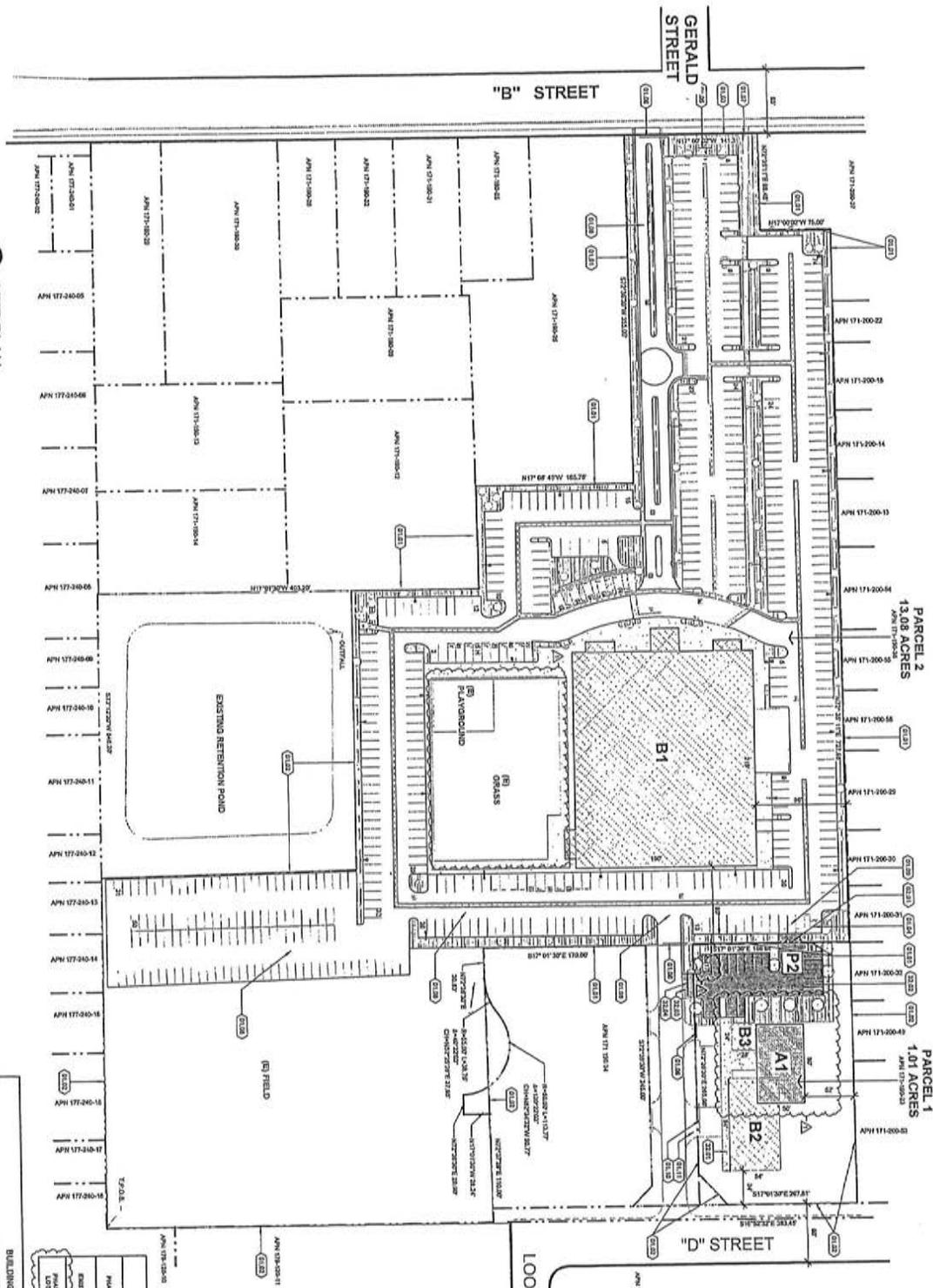


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PROGRESSIVE
 COMMUNITY CHURCH
 202 S W 2nd
 Miami, FL

SITE PLAN



SITE PLAN
 SCALE: 1" = 50'-0"



VICINITY MAP

PLACED	NUMBER	REQUIREMENT
EXISTING	182 TOTAL	
PROPOSED	148 TOTAL	
NET	330 TOTAL	

NO.	BUILDING	NO. OF FLOORS	TOTAL AREA	STATUS	EXISTING	PROPOSED	NET
B1	Sanctuary	1	4,129 S.F.	EXISTING	ASSOCIATION OFFICE	NO CHANGE	EXISTING
B2	Classroom	1	5,282 S.F.	EXISTING	RESIDENTIAL	CLASSROOM	EXISTING
B3	Storage	1	872 S.F.	EXISTING	STORAGE	REHABILITATED	EXISTING
A1	Existing Addition	1	4,859 S.F.	PROPOSED	ASSOCIATION OFFICE	PROJECT	PROJECT



PUBLISH HISTORY:
 DATE REVISION
 1 05 12 19 AMENDMENT

WMB PROJECT:
 17-097

A1.1



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Attachment D
Revised Findings

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan, and any other applicable plan adopted by the County.
 - **This finding can be made because the expansion of an existing Religious Assembly – Regional use type may be conditionally permitted in the R-L (Low Density Residential) zone with an approved Use Permit application. The proposed expansion is also consistent with the goals, policies, standards and maps of the General Plan There are no Master Plans, Specific Plans, Special Purpose Plans, or any other Plans in the vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities have been provided and the proposed improvements are properly related to existing and proposed streets and highways. The project receives sewer service from the City of Stockton and water from California Water Service. Storm drainage is retained on site. The Department of Public Works is requiring current will serve letters for these services and will require the developer to provide drainage facilities that meet the requirements of San Joaquin County Development Standards to prevent the increased runoff release rate of storm water from discharging onto other properties and to prevent offsite sediment transport.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the parcel is of adequate size and shape to accommodate the proposed expansion of buildings and all yards, building coverage, setbacks, parking areas and other requirements of the Development Title. The Site Plan shows that there is sufficient area for parking and circulation in compliance with standards of the Development Title.**
4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
 - **This finding can be made because an Initial Study prepared for this project found no potentially significant environmental impacts that could not be mitigated to a less than significant level.**
5. The use is compatible with adjoining land uses.
 - **This finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties. Surrounding uses are residential to the north, west, and south, and the Kennedy Park Community Center is to the east. The applicant is required to construct a solid masonry wall, six (6) to seven (7) feet in height, on the northern property line which abuts residentially-zoned properties. This will ensure compatibility with existing residential development adjacent to the project site.**



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Attachment E **Revised Conditions of Approval**

~~Use Permit Application A~~ Revisions of Approval Actions to Use Permit No. PA-1800106 was approved by the Planning Commission on ~~October 18, 2018~~. The effective date of approval is ~~October 29, 2018~~. This approval will expire on ~~April 28, 2020~~, which is 18 months from the effective date of approval, unless (1) all Revised Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Revised Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-0222)

a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)

b. **APPROVED USE:** This approval is for the expansion of a regional religious assembly to be built in two (2) phases over five (5) years as shown on the Site Plan dated September 4, 2019 ~~April 19, 2018~~. (Use Type: Religious Assembly – Regional)

(1) Phase 1, with building permits to be issued within eighteen (18) months from the effective date of approval, includes ~~construction of a 12,000 square foot multipurpose building~~ the conversion of an existing 5,055 square foot residence into classrooms.

(2) Phase 2, with building permits to be issued within five (5) years from the effective date of approval, includes ~~the conversion of an existing 5,055 square foot residence into an administrative building and the utilization of an existing 672 square foot storage building~~ construction of a 4,000 square foot addition to the classroom building.

Existing Building:

- 40,962 square foot assembly building

These Conditions of Approval supersede the Conditions of Approval for PA-0300658.

c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-1245.2)

d. **MERGER:** A Merger of Parcels application shall be completed for APN's 171-190-36 and 171-190-23 prior to the issuance of any building or grading permits. A fee is required for this application.

e. **PARKING:** Off-street parking shall comply with the following:

- (1) A minimum of 396 parking spaces was required for Use Permit application No. PA-0300568, including eight (8) accessible spaces, one (1) of which shall be van accessible. (C.C.R., Title 24). (0.33 parking spaces required per seat.) (Development Title Section 9-1015.3) No additional parking spaces are required with Use Permit PA-1800106.
 - (2) All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with base material of appropriate depth and asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.5[e])
- f. **ACCESS AND CIRCULATION:** Access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-1015.5[h][1])
- g. **LIGHTING:** Lighting shall be provided and comply with the following:
- (1) If the parking area is to be used at night, parking lot lighting shall be installed. (Development Title Section 9-1015.5[g])
 - (2) 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])
- h. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
- (1) This project will be required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of regulations, Title 23, Division 2, Chapter 2.7.
 - (2) A minimum ten (10) foot wide landscaped strip, respecting the ultimate right-of-way width of D Street, shall be installed across the frontage of the project site. The strip shall be continuous except where crossed to by driveways and walkways. (Development Title Section 9-1020.7)
 - (3) Any parking areas shall be landscaped as specified in Section 9-1020.5 of the Development Title. The parking areas shall be provided with a minimum of five percent (5%) of landscaping within the perimeter of the parking area, not including landscaping along the street frontage. Four (4) trees shall be planted, evenly spaced throughout the parking lot.
- i. **SCREENING:** Screening shall be provided and comply with the following:
- (1) ~~A screen of dense plant materials in such quantity and location as to achieve an effective visual screen~~ solid masonry wall six (6) to seven (7) feet in height shall be erected along the northern property line of parcel APN: 171-190-23 abutting all parcels zoned residential. ~~the residential parcel.~~ (Development Title Section 9-1022.4[ad][1])
 - (2) ~~When plant materials are used for screening, they shall be planted in such a quantity and location as to achieve an effective visual screen within three (3) years of installation. If a hedge fails to retain such density any time after this three (3) year~~

~~period, it shall be supplemented or replaced with other dense landscaping or an appropriate fence or wall. (Development Title Section 9-1022.4[e])~~

- j. **SIGNS:** Sign details shall be consistent with Chapter 9-1710 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of five (5) feet from any future right-of-way line, including any corner cut-off (snipe). (Development Title Section 9-1710.2[g])
- k. **AVIGATION EASEMENT:** An avigation easement shall be recorded in favor of the Stockton Metropolitan Airport. (Development Title Section 1610.8[a])
- l. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
 - (1) A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2016 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
 - (2) A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
 - (3) The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
 - (4) A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
 - (5) For each proposed new building, provide the following information on the plans:
 - A. Description of proposed use
 - B. Existing and proposed occupancy Groups
 - C. Type of construction
 - D. Sprinklers (Yes or No)
 - E. Number of stories
 - F. Building height
 - G. Allowable floor area
 - H. Proposed floor area
 - I. Occupant load based on the CBC

- J. Occupant load based on the CPC
- (6) ~~The phase two conversion of the existing single family residence into an administration building~~ For each proposed conversion of existing buildings, the change in use will constitute a change of occupancy. A change of occupancy will require a code analysis report and necessary plans prepared by an architect or engineer in accordance with the California Existing Building Code. The report and plans shall identify existing conditions, propose alterations necessary to bring the building in compliance with the current code and include the following:
- A. Description of proposed use
 - B. Existing and proposed occupancy Groups
 - C. Type of construction
 - D. Sprinklers (Yes or No)
 - E. Number of stories
 - F. Building height
 - G. Allowable floor area
 - H. Proposed floor area
 - I. Occupant load based on the CBC
 - J. Occupant load based on the CPC
 - K. Risk Category analysis. (Agricultural Buildings are allowed to be constructed to Risk Category I, whereas other occupancies require Risk Category II or III.)
- (7) ~~Modifications to existing buildings are required to include upgrades related to disability access pursuant to the California Existing Building Code. Plans showing these upgrades must be prepared by a registered engineer or licensed architect and shall be submitted for review and approval prior to issuance of a building permit.~~
- (8) ~~The new multipurpose building shall be provided with an automatic fire sprinkler system or separated into conforming fire areas.~~
- (9) Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B-206.2.4
- (10) At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
- (11) At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
- (12) Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
- (13) Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
- (14) ~~Pursuant to Section 422.4 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where~~

~~employees are regularly employed and accessible by not more than one flight of stairs. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.~~

(15) This project will be required to comply with the Model Water Efficiency Landscape Ordinance requirements of the California Code of regulations, Title 22, Division 2, Chapter 2.7

m. **UNIFORM FIRE CODE:** The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.

(1) CFC 507 Fire Protection Water Supply – Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.

(2) If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.

(3) CFC, Section 503 Fire Apparatus Access Roads – Shall be provided as required by this section.

(4) CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.

(5) CFC, Section 506 Key Box – A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.

(6) CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.

(7) A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.

(8) CFC, Section 105 Permits: Operational permit(s) may be required prior to occupancy.

2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)

a. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)

b. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)

c. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)

- d. The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-818.4 and Resolutions R-91-327, R94-185 and R-97-5)
- e. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- f. This project falls within the definition of a Priority Project as defined in either the County "Storm Water Quality Control Criteria Plan" (SWQCCP) or the County Phase I National Pollutant Discharge Elimination System (NPDES) permit and shall comply with the following conditions:
 - (1) A registered professional engineer shall design a system or combination of systems to treat, filter, or infiltrate the 85th percentile storm as defined in the County's 2009 SWQCCP. The system design shall follow standards as outlined in the 2009 SWQCCP or in the "California Association of Stormwater Quality Agencies" (CASQA) publications and comply with the conditions of the County Phase I NPDES permit. CASQA documents are available at <http://www.casqa.org>. Plans and/or calculations of the proposed system shall be submitted to the County for review and approval.
 - (2) 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 SWQCCP and CASQA handbooks.
 - (3) All Priority New Development and Significant Redevelopment Projects must meet the volume reduction requirement outline in the County's SWQCCP 2009 available at <http://sjcleanwater.org/LID.htm>
 - (4) Proprietary storm drainage treatment devices used in any system shall be approved for use by a major California city, Caltrans, or the Washington State DOT and shall be the last resort of the developer to comply with the 2009 SWQCCP. Latitude and Longitude of all treatment devices shall be obtained by use of a global positioning system and reported to the County. Property owner shall execute an agreement and record a deed restriction, in a form acceptable to the County, regarding maintenance and perpetuation of the installed systems. Property owner shall be responsible for the ongoing operation and maintenance of any system installed unless the system is accepted for maintenance by a government agency.
 - (5) Owner shall be responsible for providing the County with an annual report of operation and maintenance of any system. The property owner shall also be responsible for the payment to the County of an annual system inspection fee established by Resolution of the Board of Supervisors.
 - (6) A Maintenance Plan shall be submitted and the execution of a Maintenance Agreement with San Joaquin County will be required for the owner/operator of stormwater controls prior to the release of the building permit.

- (7) Standard Best Management Practices for the type of development proposed shall be incorporated into the site storm drainage design.
- (8) Wastewater shall NOT be allowed into the storm drainage system.
- g. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works for file. Contact the SWRCB at (916) 341-5537 for further information.
- h. It is the responsibility of the applicant to ensure that a current will serve letter for sanitary sewer and water service is on file prior to release of building permit. The applicant or subsequent owner of the property is responsible to ensure there is capacity in the system and that all requirements for the connections are fulfilled prior to release of the building permit. If any extension, connection, or placement of new facilities is required to connect to the existing main lines, the cost shall be borne by the applicant. For any work within the County right-of-way, an improvement plan shall be submitted to Public Works for review and approval. Required plan check and inspection fees shall apply.

Informational Notes:

- (i.) A Solid Waste Diversion Plan for all applicable projects must be submitted to the Building Division of the Community Development Department prior to issuance of the building permit. Contact the Solid Waste Division (468-3066) for information.
- (ii.) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.
- (iii.) All future building permits for projects located within a Special Flood Hazard Area at the time of permit issuance shall meet the San Joaquin County flood hazard reduction requirements (Title 9, Chapter 9-1605) and all requirements of the State of California (CCR Title 23) that are in force at the time of permit issuance. As an example, these requirements may include raising the finish floor elevation one foot above the expected flood level and/or using flood resistant materials.

3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-03353420)

- a. Open, pump, and backfill the two septic tanks located in parcel 171-190-23 under permit and inspection by the Environmental Health Department prior to issuance of building permit. (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4) ~~Written confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements of public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-1100.3).~~
- b. ~~The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit. (San Joaquin County Development Title, Section 9-1120.2).~~

- c. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
 - d. Any geotechnical drilling shall be conducted under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 & 9-1115.6).
4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)
- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (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.
5. SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Contact: [559] 230-5820)
- a. ~~The proposed project is subject to District Rule 9510 and the applicant is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable fees.~~
 - b. ~~The proposed project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving, and Maintenance Operations), and Rule 4002 (National Emission Standards for Hazardous Air Pollutants).~~
 - c. ~~The proposed project may require District permits. Prior to the start of construction, the project proponent should contact the District's Small Business Assistance Office at (550) 230-5888 to identify other District rules or regulations that apply to this Project.~~