



Jennifer Jolley, Director

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MITIGATED NEGATIVE DECLARATION

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

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

☒ County Clerk, County of San Joaquin

PROJECT TITLE: Waiver and Major Subdivision Nos. PA-2500349 & PA-2500350

PROJECT LOCATION: The project site is on the southeast corner of E. Peltier Road and N. Elliott Road, Acampo, San Joaquin County. (APN/Address: 017-270-01, -02 / 12500 E Peltier Rd, Acampo) (Supervisory District: 4)

PROJECT DESCRIPTION: A Waiver and Major Subdivision application: This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 43.06-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

The Property is zoned AL-5 (Limited Agriculture, 5-acre minimum) and the General Plan designation is A/L (Limited Agriculture).

PROPOSER: Wayne K. Gong & Hai Yan Shen & Yongxia Li & Rongkuan Wen / Shoup Land Surveying

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 Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: August 3, 2026

Contact Person:

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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: [dfilipowski](#)



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: Shoup Land Surveying

PROJECT TITLE/FILE NUMBER(S): PA-2500349 & -350

PROJECT DESCRIPTION: This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 43.06-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

The project site is located on the southeast corner of east Peltier Road and North Elliot Road, Acampo.

Assessor's Parcel No(s): 017-270-01 & -02

Acres: 43.06-acres

General Plan: A/L (Limited Agriculture)

Zoning: AL-5 (Limited Agriculture, 5-acre minimum)

Potential Population, Number of Dwelling Units, or Square Footage of Use(s):

A single-family residence, accessory of dwelling unit, and accessory buildings on each proposed parcel.

Surrounding Land Uses:

North: Agricultural with small AL-5 parcels developed with scattered residences

South: Agricultural with scattered residences

East: Agricultural with small AL-5 parcels developed with scattered residences

West: Agricultural with small AL-5 parcels developed with scattered residences

References and Sources for Determining Environmental Impacts:

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

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (June 22, 2026), staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application. Copies of these reports can be found by contacting the Community Development Department.

Tribal Cultural Resources:

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

No

General Considerations:

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

1. PA-2500349 (W) & PA-2500350 (SU)- Initial Study

☐ 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

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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ 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.

Jessica Leal
Associate Planner



7/30/26
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:

I. Aesthetics.

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-c) The project site is located on the south side of East Peltier Road, which is a county-maintained road. The project is not located along a designated scenic route pursuant to 2035 General Plan Figure 12-2. The surrounding area is a mixture of agricultural and residential uses. The potential of additional single-family residences would not have a significant or adverse effect on visual character, public views, or scenic vistas and would be visually consistent with surrounding development.
- d) Any future development would be required to follow the San Joaquin Development Title requirements contained in Chapter 9-403 Lighting and Illumination, and as a result, the proposed project is not anticipated to create any new source of substantial light or glare affecting day or nighttime views in the area. As a result, the proposed project is anticipated to have a less than significant impact on aesthetics.

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? | ☐ | ☐ | ☒ | ☐ | ☐ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☒ | ☐ | ☐ |
| 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))? | ☐ | ☐ | ☒ | ☐ | ☐ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☒ | ☐ | ☐ |
| 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? | ☐ | ☐ | ☒ | ☐ | ☐ |

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-e) The project site is currently zoned AL-5 (Limited Agriculture, 5-acre minimum) and is not categorized as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not under Williamson Act contract. Additionally, the project site is surrounded by small homesites with development, thus limiting the viability of farming potential onsite. Potential future development of a single-family residence and accessory dwelling units is permitted in the

AL-5 zone.

Additionally, if approved, the site will remain in an agricultural zone designation and therefore will maintain the ability for agricultural uses to occur. Therefore, the project will not convert prime farmland, nor conflict with the current zoning or a Williamson Act contract.

There are no forest resources or zoning for forestlands or timberlands, as defined by Public Resources Code and government Code, located on or near the project site. There are no proposals to make changes to the existing environment resulting in the conversion of farmland to a non-agriculture use. As a result, the project is anticipated to have a less than significant impact on agriculture and forestry resources.

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☐
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-d) The project site is in the San Joaquin County Valley Air Basin, which is regulated by the San Joaquin Valley Unified Air Pollution Control District (SJVAPCD). The SJVAPCD is the lead air quality regulatory agency for the San Joaquin County. The applicant will be required to meet existing requirements for emissions and dust control as established by SJVAPCD. The project was referred to the SJVAPCD for review but did not obtain a response.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>IV. Biological Resources.</u>					
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?	☐	☒	☐	☐	☐
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?	☐	☒	☐	☐	☐
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?	☐	☒	☐	☐	☐
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?	☐	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐	☐
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?	☐	☒	☐	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-f) A referral was sent to the San Joaquin Council of Governments (SJCOG) on December 18, 2025, for review. The San Joaquin Council of Governments (SJCOG) has determined that the project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for any future development that results in ground disturbance. Participation in the SJMSCP 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. The applicant has confirmed participation in the SJMSCP. If the Waiver and subsequent Major Subdivision are approved, any future ground disturbance at the site would be subject to the SJMSCP as a Condition of Approval of the Major Subdivision.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>V. Cultural Resources.</u>					
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-c) There are no known historical or archaeological resources on the site. Additionally, there are no known human remains located on the site. If unique archaeological resources are discovered on the site during project construction, the site shall be treated in accordance with the provisions of Public Resources Code Section 21083.2. If any historical resources are discovered on site, the developer shall follow the procedures in State CEQA Guidelines Section 15064.5

In the event human remains are discovered at any point 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 the manner and cause of death. Recommendations concerning the treatment and disposition of the human remains shall have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5). At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to State CEQA Guidelines Section 15064.5. As a result, the project is anticipated to have a less than significant impact on cultural resources.

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

Would the project:

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

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- 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. These standards are updated periodically by the California Energy Commission. The code includes energy conservation standards applicable to most buildings throughout California.

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. These standards are updated periodically by the California Energy Commission. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to any project related construction ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and prevent any conflict with state or local plans for energy efficiency and renewable energy.

VII. Geology And Soils.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐	☐
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.	☐	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☐
iv) Landslides?	☐	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
d) Be located on expansive soil and create direct or indirect risks to life or property?	☐	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a) According to the California Department of Conservation's California Geological Survey, the project site is not located within an earthquake fault zone. However, like other areas located in seismically active Northern California, the project area is susceptible to strong ground shaking during an earthquake, and the site would not be affected by ground shaking more than any other area in the region. The project site is relatively flat, and all building permit submittals for the project will be reviewed by the Building Division for compliance with the California Building Code, which includes seismic

requirements, and is not anticipated to directly or indirectly cause potential substantial adverse effects related to seismic-related ground failure or landslides. Therefore, any related impacts are anticipated to be less than significant.

- b-c) As part of the project design process, a soils report will be required for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. As a result of these grading recommendations, which are required by the California Building Code (CBC), the project would not be susceptible to the effects of any loss of topsoil, soil erosion, potential lateral spreading, subsidence, or liquefaction. Compliance with the CBC and the engineering recommendations in the site-specific soils report would ensure structural integrity in the event that seismic-related issues are experienced at the project site. Therefore, impacts associated with unstable geologic units are expected to be less than significant.
- d) The proposed project is located on property with high probability of expansive soil; however, the Building Department will review the required soils report and will not issue a Building Permit if it is found the development of the site could lead to the risk of a loss of life because of the expansiveness of the soil. As a result, it can be anticipated that any risk to life from potential future development would be considered less than significant.
- e) The project site is currently served by one onsite wastewater septic system. Any changes or additions to the system will be under permit and approval by the San Joaquin County Environmental Health Department and will have to meet the county's standards. As such, the project is expected to have a less than significant impact related to adequately supporting a wastewater system.
- f) The project area has not been determined to contain significant historic or prehistoric archeological artifacts that could be disturbed by potential future site development. The project site also does not contain any known unique geologic features. Therefore, damage to unique paleontological resources, sites or geologic features 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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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?	☐	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- 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 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 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 Agency¹. 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.

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
<u>IX. Hazards and Hazardous Materials.</u>					
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-d) Any future development of the parcels will be residential or agricultural and the project site is not anticipated to be the site of an industrial or commercial use that might include the use and/or storage of hazardous materials/waste. The site is also not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Additionally, the proposed application will not result in, create, or induce hazards and associated risks the public. As the proposed application does not include the construction of any dwellings or structures, impacts are anticipated to be less than significant related to the transport, use, or storage of hazardous materials during construction activities. However, potential future construction activities for the project site may involve the use of toxic or hazardous materials such as paint, fuels, and solvents. These would be subject to federal, state, and local laws and requirements designed to minimize

and avoid potential health and safety risks associated with hazardous materials. The project's propensity for releasing toxins into the environment is also expected to be less than significant.

- e) The project site is not located within the vicinity of a private airstrip, an airport land use plan, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport. Therefore, the project would not result in a safety hazard or excessive noise for people-residing or working in the project area related to airports.
- f) The project does not include any proposed construction, but any future development of the site would be reviewed for emergency access. As a result, impacts related to the impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant.
- g) The project site is not located within a Fire Hazard Severity Zone or a Very High Fire Hazard Severity Zone according to the Local Responsibility and State Responsibility Area maps by the California Department of Forestry and Fire Protection (CAL FIRE 2020). Therefore, the project is not expected to expose people or structure, directly or indirectly, to wildland fires and would have a less than significant impact related to wildlands.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in The Prior EIR
<u>X. Hydrology and Water Quality.</u>					
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	☐
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:	☐	☐	☒	☐	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐	☐
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	☐	☐	☒	☐	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-b, e) As there is no proposed construction, the proposed Waiver application to facilitate a Major Subdivision will not degrade surface or ground water quality, substantially decrease groundwater supplies, or interfere substantially with groundwater recharge. However, any future development of the site would be subject to the rules and requirements of the Environmental Health Department related to water quality, and subject to the rules and requirements of the Department of Public Works related to storm drainage and groundwater. As a result, impacts to water quality, groundwater, and storm drainage and any related implementation or management plans are expected to be less than significant.

- c) The site is approximately 0.7-miles north of the Mokelumne River. The proposed project does not include the construction of any new dwellings or structures, and the potential future Major Subdivision will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. A Building Permit will be required for any future development of the project site, and any necessary drainage improvements will be subject to the San Joaquin County Development Standards, which are reviewed by the Department of Public Works. Therefore, the project and any future potential development is expected to have a less than significant impact on the drainage pattern of the site.
- d) The project site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area. The project site is not located within a tsunami or seiche zone. A referral was sent to the Department of Public Works, Flood Control Division on December 15, 2025, for comments. No recommendations were provided; however, any future development of the site will have to comply with Development Title Section 9-703 regarding flood hazard requirements. As a result, impacts related to flooding are anticipated 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? | ☐ | ☐ | ☒ | ☐ | ☐ |
| 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? | ☐ | ☐ | ☒ | ☐ | ☐ |

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-b) The project site is located within a rural area outside of a General Plan-defined community. Therefore, the project will not physically divide an established community. The existing AL-5 zoning and General Plan designation of A/L (Limited Agriculture) for the project site will remain the same for the project site, even if the project is approved. If the Waiver and Major Subdivision application are approved, sixteen additional dwellings could be built under the current AL-5 zoning. The potential for a new single-family residence and accessory structures on each proposed parcel is anticipated to have less than significant impact on surrounding parcels and will not create premature development pressure on surrounding agricultural lands to convert land from agricultural uses to non-agricultural uses. Additionally, the proposed project will not be in conflict with any existing or planned uses or set a significant land use precedent, nor will it be in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County. Therefore, impacts related to land use conflicts are anticipated 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
<u>XII. Mineral Resources.</u>					
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	☐
b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-b) 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 is not located within a mineral resource zone. Additionally, there currently is no mining activity in the area, and the surrounding area is developed with agricultural and residential uses. The proposed project 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. Therefore, the proposed project will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County.

XIII. Noise.

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☐	☒	☐	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐	☐
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?	☐	☐	☐	☒	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-b) While the Waiver and Major Subdivision application does not propose construction or physical changes to the property, any subsequent development project may have equipment utilized in the grading of the site that will temporarily increase the areas' ambient noise levels. Any future development will be required to comply with the County's Noise Ordinance, including Development Title 9-404.060, which states that noise sources associated with construction are exempt from the provisions of the Noise Ordinance, provided such activities do not take place before 6:00 am or after 9:00 am on weekdays. Therefore, noise generation associated with any future projects is anticipated to be less than significant.
- c) The project is not located within two miles of a public airport, airport land use plan or private air strip. As a result, there are no anticipated impacts related to exposing people to excessive noise levels related to airports or airstrips in the project area.

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)? | ☐ | ☐ | ☒ | ☐ | ☐ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☒ | ☐ | ☐ |

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-b) If the Waiver and Major Subdivision application are approved, the creation of eight parcels could result in a maximum of one single-family residence and one accessory dwelling unit on each parcel. This would not provide for substantial population growth. The project also would not displace substantial numbers of existing people or housing or necessitate the construction of replacement housing. Additionally, the proposed residences will help the San Joaquin County to satisfy the Regional Housing Needs allocation included in the San Joaquin County's Housing Element of the General Plan. Therefore, the project is expected to have a less than significant impact on population and housing.

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
Fire protection?	☐	☐	☒	☐	☐
Police protection?	☐	☐	☒	☐	☐
Schools?	☐	☐	☒	☐	☐
Parks?	☐	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a) The project site is within the Liberty Fire District for fire protection, is served by the San Joaquin County Sheriff's Office for police protection and is within the Lodi Unified School District. A referral was sent to the applicable agencies on December 15, 2025, and no responses were received pertaining to concerns about response times or the need for new facilities. The proposed project is not anticipated to result in substantial adverse physical impacts to existing service ratios, response times or other performance objectives for fire protection or police protection.

Furthermore, there are no parks near the project site, and the proposed project would not require the addition of schools or park areas. If the Waiver and Major Subdivision applications are approved, the creation of eight parcels could result in a maximum of eight single-family residences and eight accessory dwelling units, which would not have a substantial impact on public services. Therefore, the project is expected to have a less than significant impact on existing public services and would not create a need for new public services.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XVI. Recreation.</u>					
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?	☐	☐	☐	☒	☐
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?	☐	☐	☐	☒	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-b) If the Waiver and Major Subdivision application are approved, the creation of eight parcels could result in a maximum of eight single-family residences and eight accessory dwelling units. The project site is not located near existing neighborhood and regional parks or other recreational facilities. Additionally, the project does not include proposed recreation facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore, the project is expected to have less than significant impact on the use of recreational facilities and does not include or require the construction or expansion of 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:

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

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- The proposed Waiver and Major Subdivision do not propose a change to the General Plan designation or zoning, and any use resulting from the proposed project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities.
- While San Joaquin County has not yet adopted guidelines for implementing the requirements of SB 743 to address VMT, it is possible to determine the impacts of the proposed project based on Governor's Office of Land Use and Climate Innovation (LCI) direction and the preliminary background information developed by the County based on these findings. The project is a small project that is consistent with the San Joaquin Council of Governments Sustainable Communities Strategy and the 2035 General Plan. Based on this information, the project can be deemed to have a less than significant impact on transportation.
- The project site proposes access for two of the parcels from North Elliott Road and the remaining six parcels from East Peltier Road. Both Elliott Road and Peltier Road are County maintained roads. Elliott Road has an existing right-of-way width of 55 feet and a planned right-of-way width of 84-110 feet. Peltier Road has an existing right-of-way width of 80 feet and a planned right-of-way width of 84-110 feet. Although the project does not propose any new development, if future development is proposed, the applicant would be required to meet design standards for driveways, egress, and ingress as required by the Development Title, the San Joaquin County Development Standards, and the Public Works Department. Therefore, potential impacts from hazards related to geometric design features or incompatible uses are less than significant.
- The project site is within the Liberty Fire District for fire protection and is served by the San Joaquin County Sheriff's Office for police protection. A referral was sent to the applicable agencies on December 15, 2025, and no responses were received pertaining to concerns about inadequate emergency access. Additionally, the Sheriff's Office, Liberty Fire District, and Emergency Medical Services are responsible for providing emergency services and will review any proposed future development projects to ensure the property is able to adhere to development requirements related to emergency access. As a result, the project and any future development is anticipated to have adequate emergency access and create a less than significant 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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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

☐	☐	☒	☐	☐
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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.

☐	☐	☒	☐	☐
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Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited-Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

a) On December 15, 2025, referrals were sent to United Auburn Indian Community, California Valley Miwok Tribe, California Tribal TANF Partnership, North Valley Yokuts Tribe, and Buena Vista Rancheria for review. No responses were provided. However, if human burials found to be of Native American origin are encountered at the time of development, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the find. The developer shall follow the procedures pursuant to the procedures in State CEQA Guidelines Section 15064.5

XIX. Utilities and Service Systems.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-e) There are no public services available in the area for water, sewer, or storm water drainage. The Waiver and Major Subdivision application does not propose construction or physical changes to the property. However, the site is currently served by an existing well and septic system which must be maintained under a permit by the San Joaquin County Environmental Health Department. Additionally, as an ordinance requirement, the property is required to keep all storm drainage on site and follow all San Joaquin County Public Works rules and requirements pertaining to storm drainage. Any future development utilizing on-site services will also be required to obtain the proper permits for any proposed well or septic system and retain all stormwater on site. Therefore, the project is expected to have a less than significant impact related to new or expanded utilities and service systems.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XX. Wildfire.</u>					
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?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

- a-d) The project proposal has the potential for eight additional single-family residences and eight accessory dwelling units. The project site is located in a rural, agricultural area northeast of the City of Lodi, CA, and 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 GDF-FRAP fuels and hazard data. Therefore, no impacts associated with wildfire are anticipated.

The project site and surrounding area are generally flat, with no significant slopes, drainage features, or unstable soil conditions that would affect wildfire behavior or create risks related to flooding, landslides, post-fire slope instability, or runoff. Local wind conditions are typical for the region and are not expected to exacerbate wildfire hazards. The site is not located within a designated flood hazard area, and no conditions exist that would expose people or structures to these hazards. As a result, impacts would be less than significant.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in The Prior EIR
☐	☐	☒	☐	☐

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)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in The Prior EIR
☐	☐	☒	☐	☐

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in The Prior EIR
☐	☐	☒	☐	☐

Impact Discussion:

This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 40.56-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

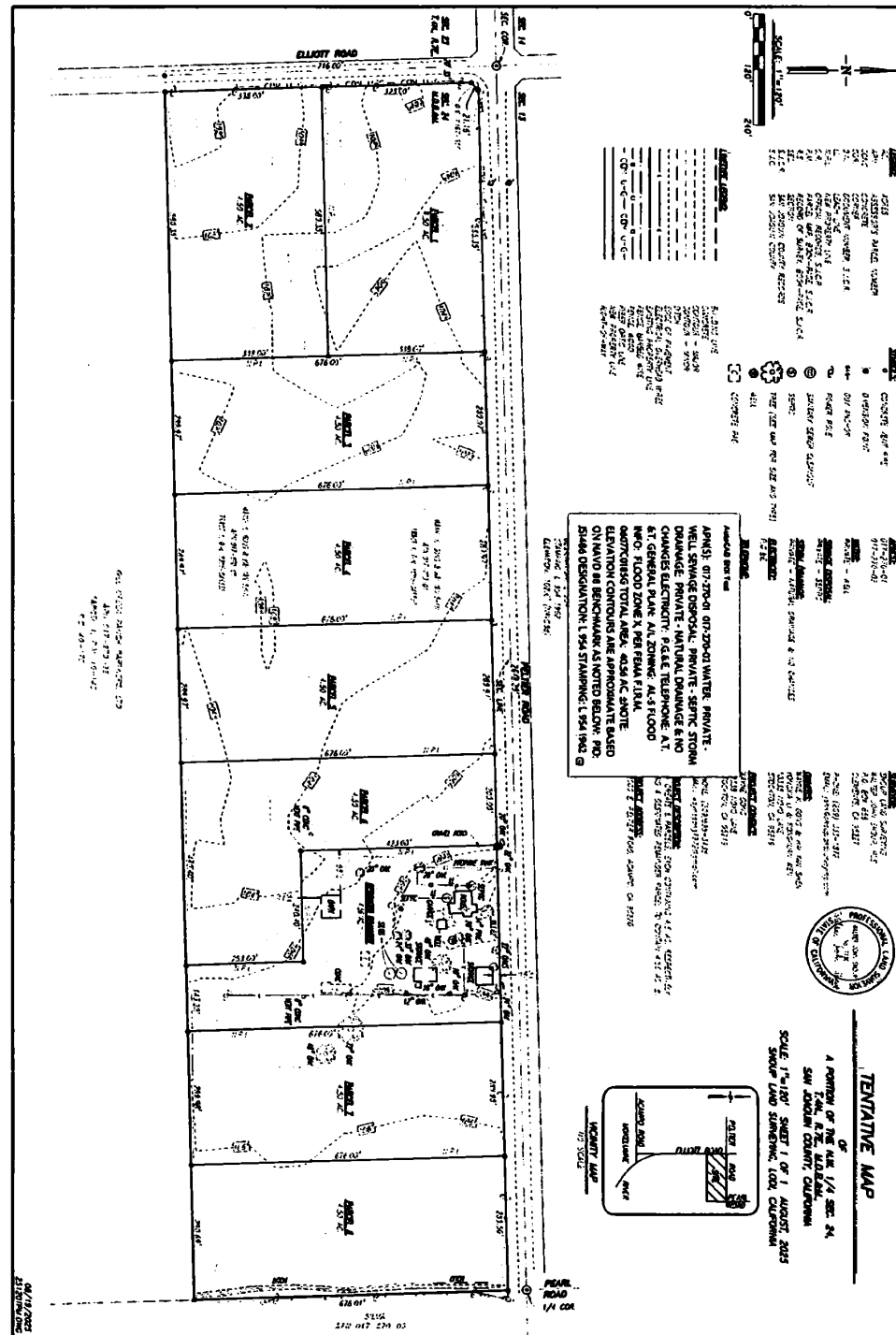
a-c) The proposed application does not have the potential to degrade the environment or eliminate a plant or animal community or eliminate important examples of major periods of California history or prehistory. Nor will the project result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.

Although the project may result in localized environmental impacts, these impacts are limited in scope and duration and are not expected to contribute significantly to cumulative environmental degradation in the area. The project is consistent with land use and zoning plans, and similar uses have been established nearby.

The project does not involve activities that pose a substantial risk to public health or safety. Although the project does not propose any new development, if future development is proposed, construction and operational activities will be subject to existing regulatory standards related to air quality, noise, and traffic safety. With adherence to applicable regulations and implementation of best management practices, the project is not expected to cause substantial adverse effects on human beings, either directly or indirectly.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or surrounding area even on a cumulative basis. Mitigation measures have been identified in areas where a potentially significant impact has been identified and these measures, including a Mitigation Monitoring and Reporting Program (MMRP), which must be followed as a Condition of Approval, will reduce these impacts to a less-than-significant level.

ATTACHMENT: MAPS OR PROJECT SITE PLAN



Mitigation Monitoring Reporting Plan – PA-2500349 (W) & PA-2500350 (SU) June 12, 2026

Impact	Mitigation Measure/ Condition	Type of Review		Agency for Monitoring and Reporting Compliance	Action Indicating Compliance or Review	Verification of Compliance or Annual Review of Conditions		
		Monitoring	Reporting			By	Date	Remarks
IV. Biological Resources	Participation in the SIMSCP	X		San Joaquin County Council of Governments	The developer shall apply to the San Joaquin Council of Governments (SJCOG) for coverage under the San Joaquin County Multi-Species Open Space and Habitat Conservation Plan (SIMSCP). The project site shall be inspected by the SIMSCP biologist, who will recommend which Incidental Take Minimization Measures set forth in the SIMSCP should be applied to the project and implemented. The project applicant shall pay the required SIMSCP fee, if any, and be responsible for the implementation of the specified Incidental Take Minimization Measures.			