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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



Lead Agency:

San Joaquin County Community Development Department

1810 East Hazelton Ave

Stockton CA 95205

DOCUMENT TITLE

Initial Study



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

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: General Plan Amendment and Zone Reclassification No. PA-2400417 and Administrative Use Permit No. PA-2400361

PROJECT LOCATION: The project site is on the west side of North Cherokee Lane, 623 feet south of East Calimyrna Road, Galt, San Joaquin County. (APN/Address: 005-144-03 / 24896 N. Cherokee Ln., Galt) (Supervisory District: 4)

PROJECT DESCRIPTION: A General Plan Amendment, Zone Reclassification and Administrative Use Permit application:

Map Amendment No. PA-2400417: Proposes to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for an existing 13.93-acre parcel.

Administrative Use Permit No. PA-2400361: Proposes to establish a truck parking facility for a maximum of 25 trucks and trailers on the same 13.93 acre parcel. The truck parking facility will include the construction of a 400 square foot office. The site has direct access from N. Cherokee Lane. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage. (Use Types: Truck Services-Parking).

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROPONENT: Perry L Herrgesell TR / Dillon & Murphy c/o Joe Murphy

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: October 7, 2025

Contact Person:

Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

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: Dillon & Murphy

PROJECT TITLE/FILE NUMBER(S): PA-2400361 & -417

PROJECT DESCRIPTION: This application includes two applications and three components, as follows:

Map Amendment No. PA-2400417: Proposes to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for an existing 13.93-acre parcel.

Administrative Use Permit No. PA-2400361: Proposes to establish a truck parking facility for a maximum of 25 trucks and trailers on the same 13.93 acre parcel. The truck parking facility will include the construction of a 400 square foot office. The site has direct access from N. Cherokee Lane. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage. (Use Types: Truck Services-Parking).

The project site is located on the west side of North Cherokee Lane, 623 feet south of East Calimyrna Road, Galt.

ASSESSOR PARCEL NO.: 005-144-03

ACRES: 13.93 acres

GENERAL PLAN: A/G (General Agriculture)

ZONING: AG-40 (General Agriculture, 40-acre minimum)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
Truck parking for 25 trucks and 25 trailers, a 400 square foot office.

SURROUNDING LAND USES:

NORTH: Agricultural with scattered residences, Commercial

SOUTH: Truck Repair Services, Truck Stop, Restaurant, Lodi Airport, Jahant Slough

EAST: Agricultural with scattered residences

WEST: State Route 99, Residential, Southern Pacific Railroad

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 (September 29, 2025) staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (Air Impact Assessment, December 12, 2024, San Joaquin Valley Air Pollution Control District). Copies of these reports can be found by contacting the Community Development Department.

TRIBAL CULTURAL RESOURCES:

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

confidentiality, etc.?

No

GENERAL CONSIDERATIONS:

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

Agency name(s): San Joaquin Valley Air Pollution Control District

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

☐ Yes ☒ No

City: Enter city name(s).

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.

Signature: Jessica Leal
Assistant Planner

Jessica Leal

10/7/25
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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>I. AESTHETICS.</u>					
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐	☐
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 a publicly 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:

- a-c) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The proposed project site is located on the west side of North Cherokee Lane, 635 feet south of East Calimyrna Road. The project site is located adjacent to State Route 99. Pursuant to the 2035 General Plan, State Route 99 is a designated scenic route. If this application is approved, the site will be developed with a truck parking facility and 400 square foot shop building. This development is consistent with the character of existing development along State Route 99, and is not anticipated to obstruct any view provided by State Route 99. Additionally, the site is located 45 feet north of the Jahant Slough, however the slough is not visible from the project site due to existing vegetation located between the project site and the waterway. As a result, the project will not have a substantial, adverse effect on a scenic vista, nor will it substantially damage scenic resources.

The project site is in an agricultural area with no zoning or other regulation governing scenic quality. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality.

- d) The proposed project includes lighting and will be required to adhere to Lighting and Illumination requirements in San Joaquin County Development Title Section 9-403, which requires shielding of outdoor lighting fixtures so as not to be directly visible from a public street or an adjacent lot with limited exceptions. 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 and is anticipated to have a less than significant impact on such views.

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

- a-e) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project site is currently zoned AG-40 and is not categorized as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not under a Williamson Act contract. The proposed uses may be conditionally permitted in the proposed zone AI with an approved Administrative Use Permit application.

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. The site is also not an agricultural property. Therefore, the project will have a less than significant on forest land or timberland production and will not result in the loss or conversion of such land or the conversion of agricultural land. As a result, the project is anticipated to have a less than significant impact on agriculture and forestry resources.

[REDACTED]

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☐	☒	☐	☐
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:

- a-d) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. 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 on February 12, 2025. On October 22, 2024, SJVAPCD submitted a letter requiring the applicant to submit an Air Impact Assessment. The applicant submitted an approval letter from the SJVAPCD dated December 12, 2024, requiring the applicant to participate in District Enforced Emission Reduction Measures, which include:

- Construction and Operation – Exempt from Off-site Fee - Within 30 days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30 days of the end of each phase of construction.
- Construction and Operation, Recordkeeping – Maintaining all records pertaining to site construction on-site, during construction, and for a period of ten years following the end of constructions or the issuance of the first certificate of occupancy.
- Construction and Operational Dates- Maintaining all records of construction start and end dates, and the date of issuance of the first certificate of occupancy, if applicable.

The letter of approval also stated that there were additional requirements, which include:

- Dust Control Plan – You may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities.

- Permits – Per District Rule 2010 (Permits Required), you may be required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses.

With implementation of the District Emission Reduction Measures provided in the Air Impact Assessment approval letter, the impacts associated with air quality are expected to be less than significant with mitigation.

A thick, black, horizontal redaction mark covering a signature.

	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:

- a-f) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

A referral was sent to the San Joaquin Council of Governments (SJCOG) on February 14, 2025, for review. The San Joaquin Council of Governments (SJCOG) responded with a determination 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 proposed project is approved, any future ground disturbance at the site would be subject to the SJMSCP as a required mitigation measure and Condition of Approval. As a result, the anticipated impact to Biological Resources is less than significant.

	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:

- a-c) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

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
<u>VI. ENERGY.</u>					
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:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

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 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
<u>VII. GEOLOGY AND SOILS.</u>					
Would the project:					
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 waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	☐

Impact Discussion:

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

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 is not located on high expansive soil. Additionally, Building Department will review the required soil study 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 would be considered less than significant.
- e) The project site is proposing to add a new septic system and related leach lines to the site for wastewater disposal, which will require permits from the San Joaquin County Environmental Health Department and must meet the county's standards. Additionally, a soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permits pursuant to Development Title, Section 9-604.010(d). 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 or paleontological 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
<u>VIII. GREENHOUSE GAS EMISSIONS.</u>					
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:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

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 affect 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 Agency.*¹ 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.

¹ 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:

- a-c) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

Pursuant to the Hazardous Materials Disclosure Survey submitted with the application, the project is not expected to use or store hazardous materials on site; therefore, the risk of hazard due to the transportation or use of hazardous materials is expected to be less than significant.

- d) The project site is not listed as a hazardous materials site on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and as noted above, does not include the use or storage of hazardous materials on-site. Therefore, the project is anticipated to have no impact on creating a significant hazard to the public or the environment.

- e) The project site is located one half mile from Lodi Airport. However, according to the Department of Transportation *National Transportation Noise Map*¹, at the distance the project site is located from the airport, there is no potential noise exposure to the site. The map uses a 24-hour equivalent sound level to measure noise. The results are A-weighted noise levels, which represent the average transportation noise exposure over a full day at designated locations. Therefore, impacts resulting from airport noise levels to people in the project area are expected to be less than significant.
- f) The project site is located on North Cherokee Lane, which is classified as a local road. Local roads provide principal access to local residential, commercial, and industrial roads and direct traffic to arterial and minor arterial roads. This includes residential, commercial, industrial, and rural roads. All work and work equipment will be on site with no interference with traffic. The project site is not anticipated to have a significant impact on the amount of area traffic, as the number of employees and deliveries is 6 per day, as stated by the applicant in the application. The Department of Public Works determined that the project must submit for review and approval an operational analysis prepared by a registered civil engineer to address turning movements to and from State Route 99. Therefore, the impact on emergency response or evacuation plans is expected to be less than significant.
- g) The project location 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.

¹ United States Department of Transportation, Bureau of Transportation Statistics. 2020. *National Transportation Noise Map*. <https://maps.dot.gov/BTS/NationalTransportationNoiseMap/>

	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:

- a-b, e) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project will be served by an existing on-site well, which is subject to the rules and requirements of the Environmental Health Department related to water quality, as well as to the rules and requirements of the Department of Public Works related to storm drainage and groundwater. The project site is in the AE, Levee protected flood zone. The development, as proposed, is not anticipated to impede flood flows. 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 proposed project site is 45 feet from north of Jahant Slough and has an existing pond in the southeast corner of the property. The proposed project includes paving of a portion of the northeast corner of the site. The construction of the proposed project would result in grading and soil-disturbing activities and the installation of new impervious surfaces. A grading permit will be required which requires plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan must 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 California Building Code (CBC). A drainage plan must be submitted for review and approval, prior to release of a building permit. In this way, any impacts to the existing drainage pattern of the site will be less than significant. Therefore, the project is expected to have a less than significant impact on the drainage pattern of the site.
- d) The project site is partially located within a Federal Emergency management Agency Designated Flood Hazard Area designated as Zone AE and the 100-Year Flood Elevation is approximately 54 feet. The project is not located within a tsunami or seiche zone. A referral was sent out to the Department of Public Works, Flood Control Division on February 14, 2025. In a letter dated April 9, 2025, the Department of Public Works conditioned the project to require that prior to the release of building permits, all new construction and the substantial improvements of any structure or tanks in the areas of special flood hazard, shall be elevated or floodproofed in accordance with all applicable San Joaquin County Ordinances pertaining to flood control. 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
<u>XI. LAND USE AND PLANNING.</u>					
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:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project is contained entirely on one parcel and will not physically divide the established community. The nearest residence in a residential zone is located approximately 125 feet north of the proposed project site on the adjacent parcel (APN: 005-190-82). There are also residences on adjacent APNs 005-144-04 and 05. As a Condition of Approval, the project will be required to screen the site adjacent to the parcel(s) containing a residential use.

The project includes a proposal to remap and rezone a 13.93-acre parcel from general agriculture to industrial agriculture, and to establish a truck parking facility. Provided that the rezoning is approved, the proposed use will be a permitted use in the AI (Industrial Agriculture) zone with an approved Administrative Use Permit. Therefore, the proposed use will be consistent with all land use policies and regulations of the County Development Code and 2035 General Plan, therefore, the project's impact on the environment due to land use conflict is expected to be less than significant. Therefore, this project is not a growth-inducing action. Additionally, the proposed project will not conflict with any existing or planned uses or set a significant land use precedent. The proposed project is not in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County. As a result, the project is anticipated to have a less than significant impact related to land use and planning.

	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:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

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 of 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.

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

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The site will have truck operations between 7 a.m. to 4 p.m. Monday through Sunday. Development Title Section Table 9-404.050 states that the maximum sound level for stationary noise sources during the daytime and nighttime and 65dB. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. Additionally, noise from construction activities are exempt from noise standards provided the construction occur no earlier than 6:00 A.M. and no later than 9:00 P.M. The proposed project would be subject to these Development Title standards. Therefore, noise 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. The equipment utilized in grading and paving of the site will temporarily increase the area's ambient noise levels. Development Title section 9-404.060 allows for construction activities on weekdays between the hours of 6:00 am and 9:00 pm. Restrictions on the hours of construction will reduce the noise impacts to a less than significant level; therefore, the project is anticipated to have a less than significant impact related to ground-borne vibrations or other ground borne noise levels.
- c) The project site is within one half mile of the Lodi Airport. However, according to the Department of Transportation's *National Transportation Noise Map*¹, both the project site and the airport have no potential noise exposure. The map uses a 24-hour equivalent sound level to measure noise. The results are A-weighted noise levels, which represent the average transportation noise exposure over a full day at designated locations. Therefore, the project will have a less than significant impact on the exposure of people residing or working the project area to excessive noise levels. Therefore, the project will have a less than significant effect on the exposure to people residing or working in the project area to excessive noise levels.

¹ United States Department of Transportation, Bureau of Transportation Statistics. 2020. *National Transportation Noise Map*. <https://maps.dot.gov/BTS/NationalTransportationNoiseMap/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XIV. POPULATION AND HOUSING.</u>					
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:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The proposed project will not affect the location, distribution, density, or growth rate of the local population. It does not include any residential development within the project boundaries and is intended to serve the existing residential community in the area. As such, the project is not expected to induce substantial unplanned population growth. Furthermore, the project is located on one parcel that has already been partially developed. The project will not displace any existing residents or alter the supply of existing or proposed housing in the vicinity. Therefore, the project's impact on population and housing is considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XV. PUBLIC SERVICES.</u>					
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?	☐	☐	☒	☐	☐
Police protection?	☐	☐	☒	☐	☐
Schools?	☐	☐	☒	☐	☐
Parks?	☐	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐	☐

Impact Discussion:

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project site is within the Woodbridge Rural & North Delta Fire District and is served by the San Joaquin County Sheriff's Office for police protection. The site is also within the Oak View Union Elementary and Galt Joint Union High school districts. A referral was sent to the applicable agencies 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. No additional schools or park areas are required as a result of the proposed project. Therefore, the proposed project is anticipated to have a less than significant impact on 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:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The proposed project will not substantially increase the use of existing neighborhood and regional parks or other recreational facilities because no increase in housing population is associated with this application. 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. As a result, no impacts to recreation facilities are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XVII. TRANSPORTATION.</u>					
Would the project:					
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:

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

- b) The project site is located on North Cherokee Lane, which is classified as a local road. Local roads account for the largest percentage of all roadways in terms of mileage, provide direct access to adjacent land, and provide access to higher systems¹.

For VMT forecasting, the San Joaquin County Transportation Analysis Guidelines (September 2020, page 5) states that VMT is only relevant for daily automobile travel. As this project is a truck parking facility and due to the proximity to State Route 99, it is anticipated to have an insignificant impact on VMT. This project location provides direct access to State Route 99 and other major distribution centers in the area, decreasing the need for trucks to travel further to find adequate parking and resting facilities. Thus, the proposed truck parking project would have a less than significant impact on VMT. Thus, the project will no conflict or be inconsistent with CEQA Guidelines section 15064.3(b).

- c) The project site has direct access from North Cherokee Lane, which is a relatively flat road. Cherokee Lane has an existing and planned right-of-way width of 60 feet. However, no changes are being made to the layout of Cherokee Lane for the sake of this project. Therefore, the project will have a less than significant impact on increased hazards due to geometric design.

- d) The project proposes access from a new 60-foot-wide driveway along North Cherokee Lane. The project referral was sent to the San Joaquin County Sheriff's Office, and the Woodbridge Rural & North Delta Fire District for review on February 14, 2025, neither agency provided a response. As a result, the proposed access driveway will provide adequate access for emergency equipment to the site.

¹United States Department of Transportation, Federal Highway Administration. February 2023. *Highway Functional Classification: Concepts, Criteria, and Procedures*. Section 3.1.4 (Minor Arterials, pg. 16).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XVIII. TRIBAL CULTURAL RESOURCES.</u>					
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐	☐

Impact Discussion:

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

On February 24, 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XIX. UTILITIES AND SERVICE SYSTEMS.</u>					
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?	☐	☐	☒	☐	☐
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:

- a-e) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project will utilize an existing on-site well for water services. Additionally, the applicant proposed an on-site septic system for wastewater. The proposed septic system must be installed under a permit from the San Joaquin County's Environmental Health Department and will be subject to their rules and regulations. Furthermore, as an ordinance requirement, the property is required to keep all storm drainage on site and follow all San Joaquin County's Department of Public Works rules and requirements pertaining to storm drainage. As a result, impacts related to utility and service systems 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
<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:

- a-d) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project location is in an agricultural area just east of a Lodi urbanized area and is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Therefore, no impacts associated with wildfire are anticipated.

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?

☐	☐	☒	☐	☐
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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)?

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

☐	☐	☒	☐	☐
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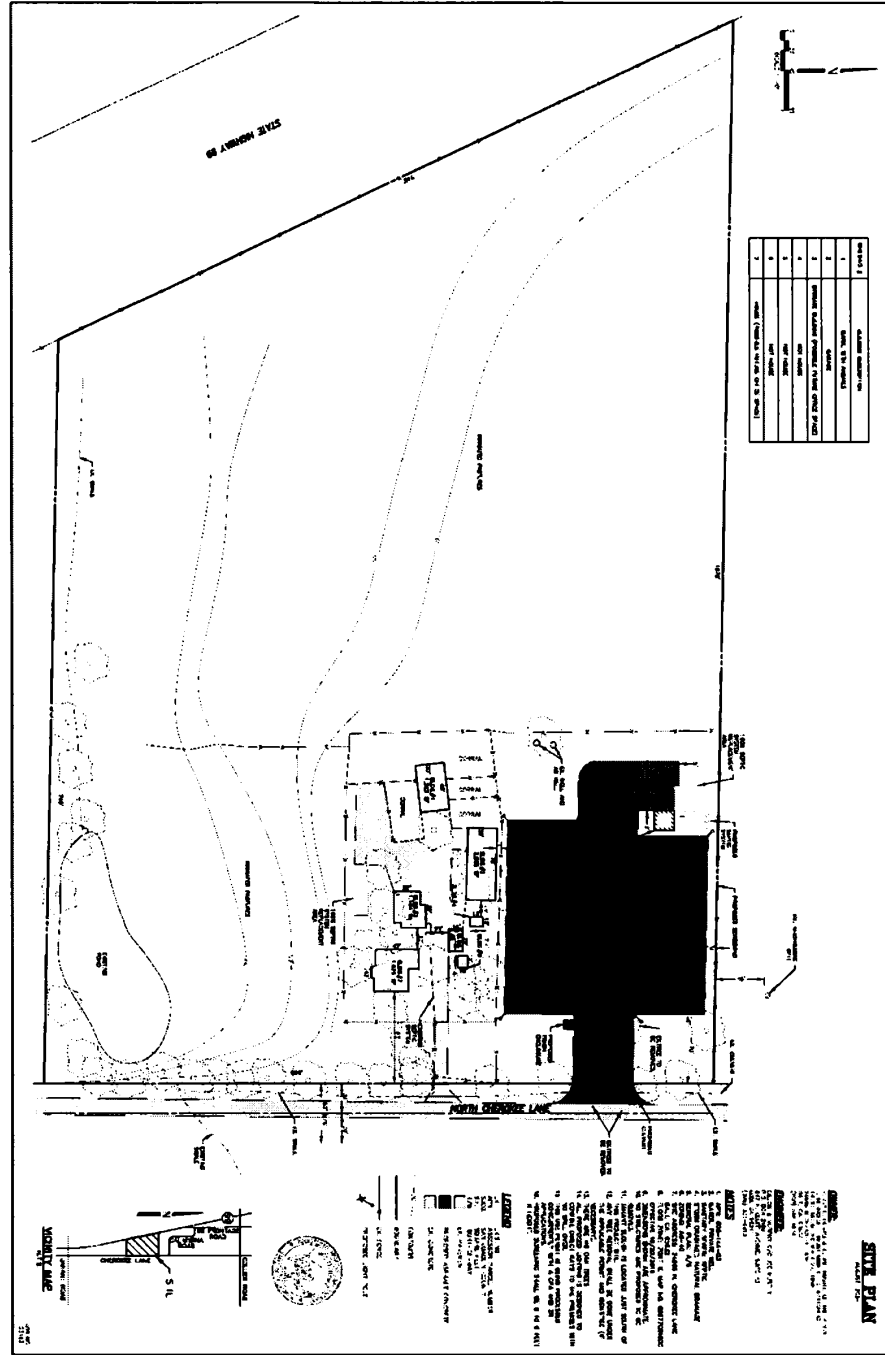
Impact Discussion:

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

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. The project would not result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.

- b) 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. Therefore, the project's cumulative impacts will have a less than significant impact.
- c) The project does not involve activities that pose a substantial risk to public health or safety. Construction and operational activities will be subject to existing regulatory standards related to air quality, noise, and traffic safety. Furthermore, truck parking facilities typically serve existing freight routes and reduce the need for illegal or unpermitted truck parking in nearby communities, potentially improving public safety and roadway efficiency. 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. Therefore, the impacts will be less than significant.

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



Mitigation Monitoring Reporting Plan – PA-2400417, -361 (A) June 14, 2025

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
III. Air Quality	Construction and Operation – Exempt from Off-site Fee		X	San Joaquin Valley Air Pollution Control District	For each project phase, within 30 days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30 days of the end of each phase of construction.			
III. Air Quality	Construction and Operation - Recordkeeping		X	San Joaquin Valley Air Pollution Control District	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.			
III. Air Quality	Construction and Operational Dates		X	San Joaquin Valley Air Pollution Control District	Construction and Operational Dates- Maintaining all records of construction start and end dates, and the date of issuance of the first certificate of occupancy, if applicable.			
IV. Biological Resources	Participation in the SJMSCP	X		San Joaquin County Council of Governments	The developer shall apply to the San Joaquin Council of Governments (SICOG) for coverage under the San Joaquin County Multi-Species Open Space and Habitat Conservation Plan (SJMSCP). The project site shall be inspected by the SJMSCP biologist, who will recommend which Incidental Take Minimization Measures set forth in the SJMSCP should be applied to the project and implemented. The project applicant shall pay the required SJMSCP fee, if any, and be responsible for the implementation of the specified Incidental Take Minimization Measures.			