INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Diede Pending LLC/WMB Architects

PROJECT TITLE/FILE NUMBER(S): PA-2200136 (A)

PROJECT DESCRIPTION: An Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The expansion will include the development of 3 new storage buildings totaling 57,700 square-feet. The parcel is served by Lockeford CSD for water and sewer, and CSA 52 for storm drainage. These parcels are not under a Williamson Act Contract. (Use Type: Equipment Sales and Repair-Leisure Storage, Warehouse Storage and Distribution-Personal)

PROJECT LOCATION: On the north side of East Blossom Court, 630 feet west of North State Route 88 Highway, Lockeford.

ASSESSOR PARCEL NO.: 051-310-49, -50

ACRES: 6.44-acres

GENERAL PLAN: C/G (General Commercial)

ZONING: C-G (General Commercial)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
147,300 square foot personal storage facility.

SURROUNDING LAND USES:

NORTH: Agricultural with scattered residences
SOUTH: Commercial
EAST: Commercial/Residential
WEST: Commercial/Industrial

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 (Air Impact Assessment from San Joaquin Valley Air Pollution Control District dated October 19, 2023) Copies of these reports can be found by contacting the Community Development Department.

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

No

GENERAL CONSIDERATIONS:

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

   ☐ Yes ☒ No

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

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

   ☐ Yes ☒ No

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

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

   ☐ Yes ☒ No

   City: **None**

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.

Giuseppe Sanfilippo
Senior Planner

11/2/2023
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

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

a-d) This project is an Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The project is not along a scenic route, therefore proposed project will have no impact on aesthetics.

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

a-e) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. Although an agriculturally zoned property is directly adjacent to the north of the project site, that property is currently not in crop projection. Additionally, the nearest property under a Williamson Act contract is approximately 1,500 feet north of the project site. As a result, the proposed project will have a less than significant impact to surrounding agricultural operations and will not create premature development pressure on surrounding agricultural lands to convert land from agricultural uses to non-agricultural uses.

	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) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. On October 19, 2023, the SJVAPCD issued the final Air Impact Assessment (AIA) approval for the project. The SJVAPCD determined that the construction and operation for the project will be less than two-tons of NOx per year, and two tons PM10 per year. The SJVAPCD provided the following mitigation measures:

- 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.
- 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.
- For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.
- Improve Destination Accessibility within 6.7 miles (distance to downtown or job center)
- Improve pedestrian network
- Implement employee parking "Cash-Out"

The APCD states that this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees. As a result, air impacts are anticipated to be less than significant.

IV. BIOLOGICAL RESOURCES: 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, 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) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The Natural Diversity Database lists the Sanford's arrowhead (Sagittaria sanfordii), the tricolored blackbird (Agelaius tricolor), the valley elderberry longhorn beetle (Democerus californicus dimorphus), and the California tiger salamander (Ambystoma califoniese) as rare, endangered, or threatened species as potentially occurring in or near the site. The project would be subject to the San Joaquin Council of Governments (SJCOG) for review and be required to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The applicant has confirmed participation in the plan, which will address any potential impacts to rare, endangered or threatened species, or habitat located on or near the site. Pursuant to the Final EIR/EIS for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by the San Joaquin Council of Governments on December 7, 2000.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
V. CULTURAL RESOURCES. 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) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. Should human remains be discovered during any ground disturbing activities, all work shall stop immediately in the vicinity (e.g. 100 feet) of the finds until they can be verified. The County coroner shall be immediately contacted in accordance with Health and Safety Code section 7050.5(b). Protocol and requirements outlined in Health and Safety Code sections 7050.5(b) and 7050.5(c) as well as Public Resources Code section 5097.98 shall be followed.

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

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. These requirements will be applicable to ensure that any impacts to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be reduced to less than significant and help to prevent 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
VII. GEOLOGY AND SOILS. Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐	☐
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-f) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The project site is in an area of expansive soil, with a soil expansive potential of moderate. At the time of future development, the Building Division will require a soils report to be submitted with a Building Permit application. Therefore, the effects of expansive soil to the underlying project are expected to be less than significant.

The proposed project will not cause the risk of injury or death as a result of a rupture of a known earthquake fault, seismic activity, or landslides because there are no faults located near the project site, and the site is relatively flat. The proposed project will not result in substantial soil erosion or the loss of topsoil. The proposed project will not destroy a unique paleontological resource or site or unique geological feature. The proposed project is not 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.

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

a-b) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. Emissions of GHG's contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) 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 CO_2 equivalents ($MTCO_2e$/yr).

The SJVAPCD has adopted the *Guidance for Valley Land- use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency.**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.

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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
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	☐
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-g) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The project site is not 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 not create a significant hazard to the public or the environment. The proposed project would not result in, create or induce hazards and associated risks to the public. Construction activities related to development projects 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. No significant impacts are anticipated related to the transport, use, or storage of hazardous materials during construction activities are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
X. HYDROLOGY AND WATER QUALITY. Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒	☐
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-e) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The project site is located in the Flood Zone X flood designations. A referral was sent to the Department of Public Works Flood Control Division for comments. All new construction, at the time of development, and the substantial improvement of any structure in the area of special flood hazard shall be elevated or flood-proofed in accordance to San Joaquin County Development Title Section 9-1605.12(a),(b), and (c).

The project area is located approximately 1-mile east of the Mokelumne River. The proposed project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

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

a,b) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The proposed project will have a less than significant impact to surrounding parcels and will not create premature development pressure on surrounding agricultural lands to convert land from agricultural uses to nonagricultural uses. Therefore, this project is not a growth-inducing action. The General Plan and Zoning designations of the project site will not change as a result of the project, and the Retail Sales and Service-Intermediate use type is conditionally permitted in the C-G (General Commercial) zone subject to an approved Site Approval application. The proposed project will not set a significant land use precedent and is consistent with all applicable plans adopted by the County.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
XII. MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known_mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐	☐
b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐	☐

Impact Discussion:

a, b) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. 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. 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. Although the project site is in an area designated MRZ-1, there is currently no mining activity in the area. The surrounding area is developed with commercial, industrial, residential, and agricultural uses. Therefore, the proposed project application 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
XIII. NOISE. Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne 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-c) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The nearest single family residences is located approximately 330 feet northeast of the project site.

Development Title Section 9-404 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-404.050 states that the maximum sound level for stationary noise sources of 65dB is normally acceptable and do not require additional study. This applies to outdoor activity areas of the receiving use or applies at the lot line if no activity area is known. Additionally, noises from construction activities are exempt from noise standards provided the construction occurs 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. No excessive sound or vibration are anticipated, and the project is not near an airport. Therefore, noise impacts from the proposed project are expected to be less than significant.

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

a-b) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The nearest single-family residence is located approximately 330 feet northeast of the project site. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback.

The proposed project will not result in displacement of the population and affect the amount of proposed or existing housing in the vicinity. The project site is currently vacant, and no impacts to population and housing are anticipated if this application is approved.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
XV. PUBLIC SERVICES.					
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐	☐
Fire protection?	☐	☐	☒	☐	☐
Police protection?	☐	☐	☒	☐	☐
Schools?	☐	☐	☒	☐	☐
Parks?	☐	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐	☐

Impact Discussion:

a) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The existing fire protection is provided by the Mokelumne Fire District, existing law enforcement protection is provided by the San Joaquin County Sheriff's Department, and the existing school services are provided by the Lodi Unified School District. There are no parks in the vicinity, and none are required to be provided. Therefore, the project will not result in the need for additional fire protection, police protection, schools, parks, or other public facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
XVI. RECREATION.					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	☐
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 will not substantially increase the use of existing neighborhood and regional parks because no increase in housing or people is associated with this application. Additionally, the project does not include recreation facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Impacts to recreation opportunities 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
XVII. TRANSPORTATION. Would the project:					
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	☐	☐	☒	☐	☐
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,c) This project is and Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The project was referred to the Department of Public Works on August 19, 2022, for review. The Department of Public Works has reviewed the project, and has determined that it screens out of a full VMT analysis because it is a small, locally serving project. According to this OPR guidance, a small project that generates or attracts "fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact" with regards to VMT.

The project is not expected to conflict with any program plans, ordinances, or policies addressing the vehicle circulation system. The project site will be accessed by an existing driveway on Blossom Court. As a result, proposed project will have adequate emergency access.

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

Impact Discussion:

a) This project is an Administrative Use Permit application to expand an existing personal storage facility in 2 phases over 5 years. A referral was sent to the United Auburn Indian Community (UAIC), North Valley Yokuts Tribe, and the Buena Vista Rancheria for review.

If any suspected Tribal Cultural Resources (TCR) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Tribal Representative from culturally affiliated tribes shall be immediately notified and shall determine if the find is a TCR pursuant to Public Resources Code Section 21074. The Tribal Representative will make recommendations regarding the treatment of the discovery. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of CEQA, including AB 52, has been satisfied. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. This has been incorporated into the project's Conditions of Approval.

Additionally, should human remains be discovered during any ground disturbing activities, all work shall stop immediately in the vicinity (e.g., 100 feet) of the finds until they can be verified. The County coroner shall be immediately contacted in accordance with Health and Safety Code section 7050.5(b). Protocol and requirements outlined in Health and Safety Code sections 7050.5(b) and 7050.5(c) as well as Public Resources Code section 5097.98 shall be followed.

As a result of the Condition and existing Health and Safety Code regulations, any impact to tribal cultural resources is 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
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐	☐
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-c) This project is an Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. The project site is currently served by Lockeford Community Services District for water and wastewater services, and County Service Agency 52 for terminal stormwater service. As a result, project impacts to utilities and service systems 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
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	☐
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) This project is an Administrative Use Permit application to expand an existing 89,600 square-foot personal storage facility in 2 phases over 5 years. Phase 1, with permits issued within 36 months, includes the construction of a 24,300-square-foot storage building. The construction of the Phase 1 building includes utilization of Development Title Section 9-405.060(a)(2) for the 100% linear expansion of a building with a non-conforming setback. Phase 2, with permits issued within 5 years, includes the construction of 2 buildings totaling 33,400 square-feet. Pursuant to the San Joaquin Fire Severity Zone map, the project site is located in local responsibility fire zone designation. The project utilizes proposed roadway access in conformance with San Joaquin County and fire road standards. Therefore, the proposed project will have a less that significant impact wildfire hazards.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒	☐

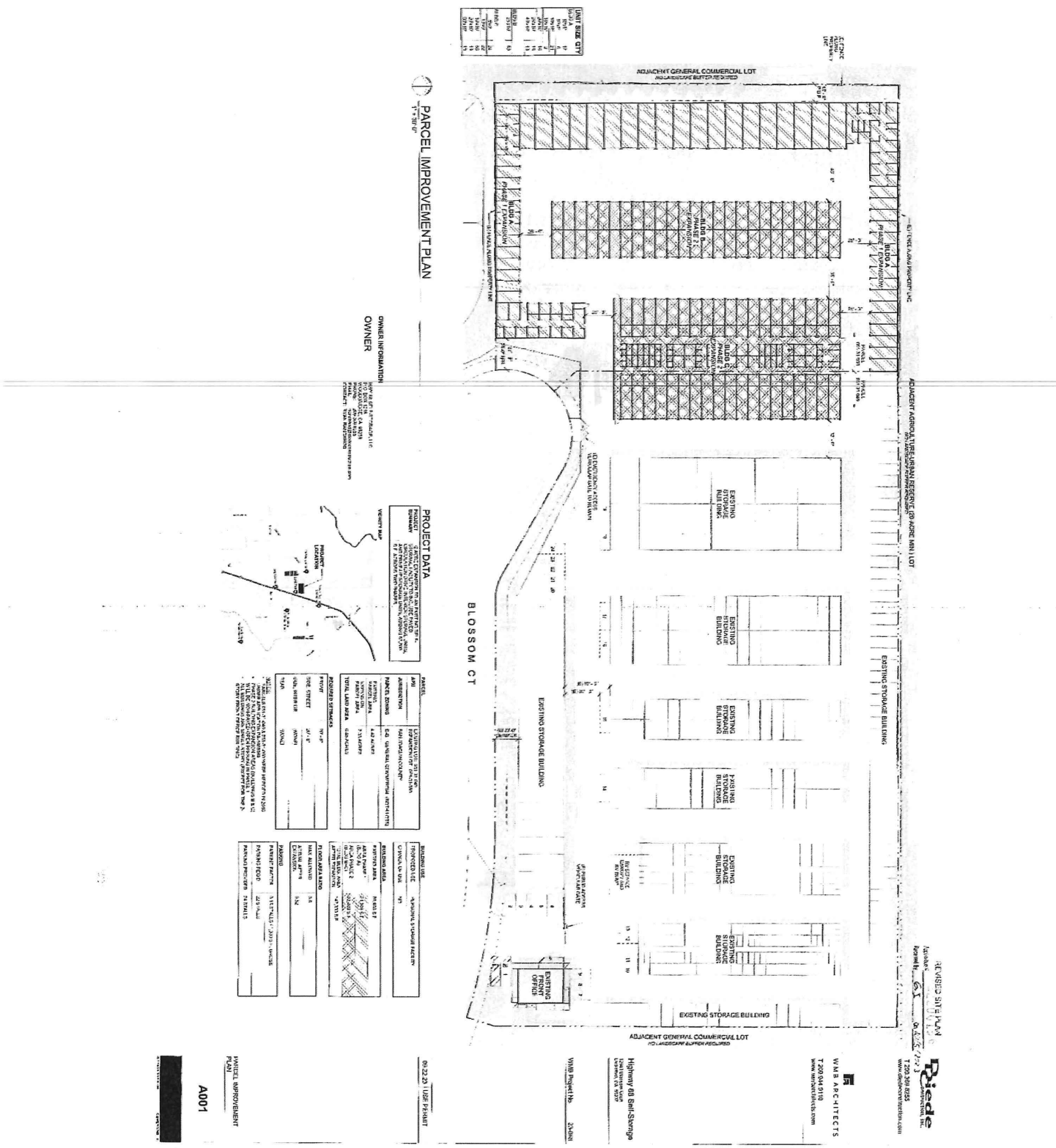
Impact Discussion:

a) The proposed project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or 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, 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. There are no identified historic or prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area.

b) The project is not expected to have cumulatively considerable impacts. Less than significant impacts to air quality, biological resources, traffic, and hydrology have been identified. Any impacts will be adequately addressed through conditions of approval.

c) The project does not have environmental effects which will cause substantial adverse effects on human beings.

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



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

October 19, 2023

Planning Department
San Joaquin County
1810 E. Hazleton Ave.
Stockton, CA 95205

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20230304
Land Use Agency: San Joaquin County
Land Use Agency ID Number: Error! Reference source not found.

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Hwy 88 Expansion project, located at 12941 Blossom Court in Lockeford, California. The Project consists of an expansion to an existing self-storage facility consisting of a 24,300 square feet and 33,400 square feet over two development phases. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the **Error! Reference source not found.**. No provision of District Rule 9510 requires action on the part of the **Error! Reference source not found.**, however, please review the enclosed list of mitigation measures and notify the District if

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

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the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

If you have any questions, please contact Mr. Matt Crow by telephone at (559) 230-5931 or by email at matt.crow@valleyair.org.

Sincerely,

Brian Clements
Director of Permit Services

For Mark Montelongo
Program Manager

Enclosures

Indirect Source Review
Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	**HWY 88 EXPANSION**
Applicant Name:	**HWY 88 SELF STORAGE, LLC**
Project Location:	**12941 BLOSSOM COURT** **APN(s): 051-310-50**
Project Description:	**LAND USE:** **Other - 24300 Square Feet - Other** **Other - 24300 Square Feet - Other** **Other - 24300 Square Feet - Other** **Other - 33400 Square Feet - Other** **Other - 33400 Square Feet - Other** **ACREAGE: 2.03**
ISR Project ID Number:	**C-20230304**
Applicant ID Number:	**C-303844**
Permitting Public Agency:	
Public Agency Permit No.	**PA-2200136**

Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes

There are no Existing Measures for this project.

Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements

There are no Non-District Enforced Measures for this project.

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Exempt from Off-site Fee	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.	(Compliance Dept. Review)	

Indirect Source Review
Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	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.	(Compliance Dept. Review)	
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	
SJVAPCD	Improve Destination Accessibility	6.7 miles (distance to downtown or job center)	(Compliance Dept. Review)	
SJVAPCD	Improve Pedestrial Network	Project Site is within a Rural setting	(Compliance Dept. Review)	
SJVAPCD	Implement Employee Parking "Cash-Out'	1% employees to receive "cash-out"	(Compliance Dept. Review)	

Number of District Enforced Measures: 6

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

Indirect Source Review (ISR) - Air Impact Assessment (AIA) Application

A. Applicant Information

Applicant/Business Name: Hwy 88 Self Storage, LLC			
Mailing Address: PO Box 1218	City: Woodbridge	State: CA	Zip: 95258
Contact: Cody Diede	Title: Owner		
Is the Applicant a licensed state contractor? ☒ No ☐ Yes, please provide State License number:			
Phone: (209) 369-8255	Email: CodyDiede@diedeconstruction.com		

B. Agent Information (if applicable)

Agent/Business Name: Ryan Ranchhod			
Mailing Address: PO Box 1218	City: Woodbridge	State: CA	Zip: 95258
Contact: Ryan Ranchhod	Title: Owner Agent		
Phone: (209) 369-8255	Email: RRanchhod@diedeconstruction.com		

C. Project Information

Project Name: Hwy 88 Expansion			
Project Location	Street: 12941 Blossom Court	City: Lockeford	Zip: 95237
Cross Streets: Hwy 88		County: San Joaquin	
Permitting Agency: SJ County	Planner: Giusseppe Sanfilippo	Contact Number: (209) 468-0227	
Permit Type and Number (if known): PA-2200136			
Subject to Project-Level Discretionary Approval? ☐ Yes ☒ No		Last Project-Level Discretionary Approval Date: 3/25/2010	
		Last Project-Level Ministerial Approval Date: 3/25/2010	

D. Project Description

Please briefly describe the project (e.g.: 300 multi-family residential units apartments or 6 miles road widening):

Expansion to existing facility consisting of 24,300sf and entitlement for a future Phase 2 consisting of 33,400sf.

For **Residential/Non-Residential/Mixed-Use** please check the box next to each applicable land use below:

☐ Commercial / Retail	☐ Educational	☐ Office	☐ Warehouse
☐ Residential	☐ Government	☒ Industrial	☐ Distribution Center
☐ Recreational (e.g. park)	☐ Medical	☐ Manufacturing	☐ Other: ____

For **Transportation/Transit** please check the box next to each applicable land use below:

☐ New Road Construction ☐ Expansion to an Existing Road ☐ Bridge / Overpass ☐ Interchange or Intersection Improvements

Select land use setting: ☐ Urban ☒ Rural

E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV)? ☒ No ☐ Yes, NOV #:

FOR DISTRICT USE ONLY

Filing Fee Received: _____ Date Paid: _____ Applicant #: _____	Check #: _____ Project #: _____	Date Stamp: Finance	Date Stamp: Permit

F. Voluntary Emission Reduction Agreement (VERA)

Is this project part of a larger project for which there is a VERA with the District? ☒ No ☐ Yes, VERA #:

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? ☐ No ☒ Yes

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	051-310-50	2.03	Hwy 88 Self Storage, LLC
2.			
3.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org/ISR.

I. Project Development and Operation

Will the project require demolition of existing structures?	☐ Yes, *complete J*
	☒ No, *complete K*

J. Demolition

Total square feet of building(s) footprint to be demolished:	Number of Building Stories:
Demolition Start Date (Month/Year):	Number of Days for Demolition:

K. Timing

Expected number of work days per week during construction? ☐ 5 days ☒ 6 days ☐ 7 days	
For **Transportation/Transit** projects, *please complete L-1*	
For **Residential/Non-Residential/Mixed-Use** projects, will it be developed in multiple phases?	☐ No, *complete L-2*
	☒ Yes, *complete L-3*

L-1. Transporation / Transit Development and Timing Details

Please note that development timelines provided within this section should reflect actual work time, and should not account for possible project delays.

Start of Construction (Month/Year):	End of Construction (Month/Year):
Number of actual construction days:	
Length of road being constructed: miles	Width of road being constructed: feet
Predominant Soil Type (choose one): ☐ Sand Gravel	☐ Weathered Rock – Earth ☐ Blasted Rock
Amount of soil imported: cubic yards	Amount of soil exported: cubic yards
Amount of asphalt imported: cubic yards	Amount of asphalt exported: cubic yards
Total area to be disturbed: acres	Maximum area disturbed per day: acres
Average truck capacity: cubic yards	Will water trucks be used? ☐ Yes ☐ No

L-2. Single Phase Development

Start of Construction (Month/Year):	Gross Acres:
End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
Building Square Footage:	Number of Dwelling Units:

L-3. Phased Site Development and Building Construction

In addition to the information below you can submit phase specific activity timeline found on District's website at www.valleyair.org/ISR.

1	Start of Construction (Month/Year): 12/2023	Gross Acres: 2.03
	End of Construction (Month/Year): 5/2024	Net Acres (area devoted to buildings/structures): .55ac
	First Date of Occupation (Month/Year): 5/2024	Paved Parking Area (# of Spaces): **0**
	Building Square Footage: 24,300sf	Number of Dwelling Units: 0
2	Start of Construction (Month/Year): 4/2026	Gross Acres: 2.03
	End of Construction (Month/Year): 12/2026	Net Acres (area devoted to buildings/structures): .76ac
	First Date of Occupation (Month/Year): 12/2026	Paved Parking Area (# of Spaces): 0
	Building Square Footage: 33,400sf	Number of Dwelling Units: 0

3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
Additional sheets for phasing information can be found on the District's website at www.valleyair.org/ISR.		

M. On-Site Emission Reduction Measures (Mitigation Measures)

Listed below are categories of possible mitigation measures for applicants to implement that will reduce a project's impact on air quality. Check "Yes" next to any measure that will be utilized for this project, and please complete the corresponding page in this form to identify specifics related to that measure. If a category is not applicable to the project, check "No" and provide justification for not selecting the measure. Also, the applicant is encouraged to provide any mitigation measures including supporting documentation that are not listed on this application form for District consideration. For reference, see www.valleyair.org/ISR for potential additional mitigiation measures.

Clean Construction Fleet Mitgation Measure below can be selected for all development types

1. Clean Construction Fleet (Note: Making a commitment to using less polluting construction equipment)
☐ Yes, *please complete mitigation measure 1 below*
☒ No, *please provide justification why not selected: Current fleet equipment will be the most updated as possible as developer is committed to limit polutants*

Operational Mitgation Measure below can be selected for all development types, except for transportation and transit projects

2. Clean On-Road Trucks (e.g. Heavy Duty Trucks, Medium Duty Trucks, and Light Duty Trucks)
Note: Operational fleet will use zero and/or near-zero emissions for all or part of its activities.
☐ Yes, *please complete applicable mitigation measure 2a through 2c below*
☒ No, *please provide justification why not selected: Limited Truck requirement for this development.*

3. On-Site Zero Emission Off-Road Vehicles and Equipment (e.g. electric forklifts and electric yard trucks)
☐ Yes, *please complete applicable mitigation measure 3 below*
☒ No, *please provide justification why not selected: Not relevant for this development.*

4. Solar Panels (e.g. incorporate solar panels in the project)
☐ Yes, *please complete applicable mitigation measure 4 below*
☒ No, *please provide justification why not selected: Not financially feasible for this expansion development.*

5. Electric Vehicle (EV) Chargers (e.g. incorporate onsite EV charging infrastructure)
☐ Yes, *please complete applicable mitigation measure 5 below*
☒ No, *please provide justification why not selected: Not financially feasible or relevant for this expansion development.*

6. Clean Lawn and Garden Equipment (e.g. eletric mowers, electric leaf blowers, electric trimmers, etc.)
☐ Yes, *please complete applicable mitigation measure 6 below*
☒ No, *please provide justification why not selected: Not relevant for this development.*

7. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)
☒ Yes, *please complete applicable mitigation measures 7a through 7f below*
☐ No, *please provide justification why not selected: Development is 6.7 miles from City of Lodi.*

8. Neighborhood/Site Enhancements (e.g. improve pedestrial network, traffic calming measures, NEV network, etc.)
☒ Yes, *please complete applicable mitigation measures 8a through 8c below*
☐ No, *please provide justification why not selected: Development is within a rural area..*

9. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)
☒ Yes, *please complete applicable mitigation measure 9a through 9e below*
☐ No, *please provide justification why not selected: Operations is willing to review incentive with Manager*

10. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)
☐ Yes, *please complete applicable mitigation measures 10a through 10f below*
☒ No, *please provide justification why not selected: Not relevant for this development.*

11. Hearth (e.g. woodstoves or fireplaces)
☐ Yes, *please complete mitigation measure 11 below*
☒ No, *please provide justification why not selected: Not relevant for this development.*

12. Exceed Title 24 (e.g. exceed California Title 24 required energy efficiency for building(s) associated with the project)
☐ Yes, *please complete applicable mitigation measures 12 below*

☒ No, *please provide justification why not selected:* *Not financially feasible for this expansion development.*

N. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

☒ I request to review a draft of the District's analysis.

O. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occcurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

☐ I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org/ISR.

P. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org/ISR.

Q. Attachments

Required:	***If applicable:***
☒ Tract Map or Project Design Map	☒ Letter from Applicant granting Agent authorization
☒ Vicinity Map	☐ Fee Deferral Schedule Application
☒ Application Filing Fee $841.00 for mixed use / non-residential / transporation / transit projects **OR** $562.00 for residential projects only	☐ Monitoring & Reporting Schedule ☒ Supporting documentation for selected Mitigation Measures

R. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): Ryan Ranchhod	Title: Agent
Signature: 	Date: 9/1/2023

Mitigation Monitoring Reporting Plan-PA-2200136 (SA) November 1, 2023

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	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable			
III. Air Quality	Improve Destination Accessibility		X	San Joaquin Valley Air Pollution Control District	6.7 miles (distance to downtown or job center			
III. Air Quality	Improve Pedestrain Network		X	San Joaquin Valley Air Pollution Control District	Project site within a Rural setting			
III. Air Quality	Implement Emplyee Parking "Cash Out"		X	San Joaquin Valley Air Pollution Control District	1% Employees to receive "cash-out"			
IV. Biological Resources	Participation in the SJMSCP	X		San Joaquin 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 (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.			