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: Michael & Laurette Bogetti Trust/ Don Moyer

PROJECT TITLE/FILE NUMBER(S): PA-2400062 (VR), PA-2300296 (MS)

PROJECT DESCRIPTION: This project is comprised of two applications: Minor Subdivision application No. PA-2300296 to subdivide an existing 8.76-acre parcel into 4 parcels. Parcel 1 to contain 2.59-acres. Parcel 2 to contain 2.08-acres. Parcel 3 to contain 2.05-acres. Parcel 4 to contain 2.05-acres. Parcels 2, 3, and 4 are landlocked and will access through a 30-foot private easement. Each parcel will utilize private water, storm, and sewer systems. This application is submitted concurrently with Variance application No. PA-2400062 to reduce the minimum required parcel size from 40-acres to 2-acres and lot width from 330 feet to 150 feet in the AG-40 (General Agriculture, 40-acre minimum) zone. This parcel is not under a Williamson Act Contract. The Property is zoned R-R (Rural Residential) / AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is R/R (Rural Residential) / A/G (General Agriculture, 40-acre minimum). The site is currently undeveloped farmland; The project site is not under a Williamson Act Contract.

The project site is located on the southwest corner of S. Lammers Road and Phillip Martin Court, North of Tracy.

ASSESSOR PARCEL NO.: 255-260-17

ACRES: 8.76-acres

GENERAL PLAN: A/G (General Agriculture) and R/R (Rural Residential)

ZONING: AG-40 (General Agriculture, 40-acre minimum) and R-R (Rural Residential)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
A single-family residence, Accessory Dwelling Unit, and Junior Accessory Dwelling Unit for each parcel

SURROUNDING LAND USES:

NORTH: Residential, agricultural with scattered residences.
SOUTH: Agricultural with scattered residences.
EAST: Agricultural with scattered residences, commercial.
WEST: Commercial, agricultural with scattered residences.

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

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

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

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

No

GENERAL CONSIDERATIONS:

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

   ☐ 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: **N/A**

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.

Makayla Miller

Signature: Makayla Miller
Assistant Planner

8/20/24

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 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?	☐	☐	☒	☐	☐

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a-c) The project site is located to the east of South Welty Road, which is a county-maintained road. The project is not located along a designated scenic route pursuant to 2035 General Plan Figure 12-2. The surrounding area is a mixture of agricultural, residential, commercial, and industrial uses. The potential of a primary dwelling unit and accessory dwelling unit per parcel would not have a significant or adverse effect on visual character, public views, or scenic vistas.

d) Any future development would be required to follow the San Joaquin Development Title requirements contained in Chapter 9-403 Lighting and Illumination, and as a result, the proposed project is not anticipated to create any new source of substantial light or glare affecting day or nighttime views in the area. As a result, the proposed project is anticipated to have 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?	☐	☐	☒	☐	☐

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a) The parcel is designated as Prime Farmland on the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed subdivision of the property would not convert Prime Farmland, Unique Farmland,

or Farmland of Statewide Importance to a non-agricultural use. Potential future development of a single-family residence and accessory dwelling units is permitted in the AG-40 and R-R zones. As a result, potential impacts related to conversion of Farmland to a non-agricultural use would be less than significant.

b) The subject property is currently partially zoned AG-40 and R-R and the applicant is not requesting to rezone this parcel. Agricultural uses can continue to exist on all lots if the Variance is approved and the applicant applies for a Minor Subdivision. Additionally, the property is not under the California Land Conservation Act (Williamson Act) contract.

c) The site is not zoned for uses related to timberland or timberland production. The project site also does not exist in forest land, and therefore, does not propose the conversion or loss of forest land to a non-forest use. As a result, the project is anticipated to have no impact related to the loss or conversion of forest land and timberland.

e) There are no proposals to make changes to the existing environment resulting in the conversion of farmland to a non-agriculture use. As a result, the proposed project is anticipated to have a less than significant impact related to the loss or conversion of forest land, timberland, and Farmland.

	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?	☐	☐	☒	☐	☐

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a-d) The project site is in the San Joaquin County Valley Air Basin, which is regulated by the San Joaquin Valley Unified Air Pollution Control District (SJVAPCD). The SJVAPCD is the lead air quality regulatory agency for the San Joaquin County. The applicant will be required to meet existing requirements for emissions and dust control as established by SJVAPCD. The project was referred to the SJVAPCD for review. In the event that any new construction occurs, the project would be subject to SJVAPCD's rules and regulations.

According to the SJVAPCD's Small Project Analysis Levels (SPAL), a single-family residence on the use table for SPAL is classified as Single Family, and a Single Family that proposes less than 155 dwelling units for the use and generates less than 800 average daily one-way-trips are presumed to have less than significant impact on air quality. As a result, air quality impacts 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
IV. BIOLOGICAL -RESOURCES:					
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐

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a-f) According to the National Wetland Inventory, there are riverines to the immediate north and west of the parcel. The proposed subdivision would permit one single-family dwelling and one accessory dwelling unit per parcel. Pursuant to section 9-707.030 of the San Joaquin County Development Title, the structures would be required to be setback 100 feet from the riparian habitat. This requirement will be included in the Conditions of Approval for the Minor Subdivision and would reduce potential impacts on the habitat resulting in a less then significant level.

A referral was sent to the San Joaquin Council of Governments (SJCOG) on March 27, 2024, for review. The San Joaquin Council of Governments (SJCOG) has determined that the project is subject to the *San Joaquin County*

Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for any future development that results in ground disturbance. Participation in the SJMSCP provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. If the Variance and subsequent Minor Subdivision are approved, any future ground disturbance at the site would be subject to the SJMSCP as a Condition of Approval of the Minor Subdivision. Pursuant to the *Final EIR/EIS* for *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)*, dated November 15, 2000, and certified by SJCOG on December 7, 2000, participation in the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to less-than-significant level.

	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?	☐	☐	☒	☐	☐

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a–c) The project site does not contain any known historical or archaeological resources, or other human remains. In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined 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 Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations. Therefore, impacts to cultural resources 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
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?	☐	☐	☒	☐	☐

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(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.

Any future development for residential dwellings of the project site will be subject to the California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings). These requirements will also be applicable to any future proposed project ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and also 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
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?	☐	☐	☒	☐	☐

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a) The Soil Survey of San Joaquin County classifies the soil on the parcel as Vernalis, well-drained, 0 to 2 percent slopes.

Vernalis clay loam is very deep, well-drained nearly level soil on alluvial fans. Vernalis clay has moderate permeability. The unit is used for irrigated crops, orchards, dryland grain crops or homesite development. Vernalis clay loam has a storie index rating of 85 and a land capacity of I irrigated and IVc-1 non irrigated.

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

b-c) As part of the project design process, a soils report will be required for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. As a result of these grading recommendations, which are required by the California Building Code (CBC), the project would not be susceptible to the effects of any loss of topsoil, soil erosion, potential lateral spreading, subsidence, or liquefaction. Compliance with the CBC and the engineering recommendations in the site-specific soils report would ensure structural integrity in the event that seismic-related issues are experienced at the project site. Therefore, impacts associated with unstable geologic units are expected to be less than significant.

d) The proposed project is located on property with moderate probability of expansive soil; however, the 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 from potential future development would be considered less than significant.

e) Pursuant to the 2035 General Plan and the Development Title, parcels two-acres or larger may be supported by onsite wastewater septic system for any future developments. The system would be under permit and approval by the San Joaquin County Environmental Health Department and will have to meet the county's standards. As such, the project is expected to have a less than significant impact related to adequately supporting a wastewater system.

f) The project area has not been determined to contain significant historic or prehistoric archeological artifacts that could be disturbed by potential future site development. The project site also does not contain any known unique geologic features. Therefore, damage to unique paleontological resources, sites or geologic features is expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
VIII. GREENHOUSE GAS EMISSIONS.					
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒	☐

Impact Discussion:

This project is comprised of two applications: Minor Subdivision application No. PA-2300296 to subdivide an existing 8.76-acre parcel into 4 parcels. Parcel 1 to contain 2.59-acres. Parcel 2 to contain 2.08-acres. Parcel 3 to contain 2.05-acres. Parcel 4 to contain 2.05-acres. Parcels 2, 3, and 4 are landlocked and will access through a 30-foot private easement. Each parcel will utilize private water, storm, and sewer systems. This application is submitted concurrently with Variance application No. PA-2400062 to reduce the minimum required parcel size from 40-acres to 2-acres and lot width from 330 feet to 150 feet in the AG-40 (General Agriculture, 40-acre minimum) zone. This parcel is not under a Williamson Act Contract. The Property is zoned R-R (Rural Residential) / AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is R/R (Rural Residential) / A/G (General Agriculture, 40-acre minimum). The site is currently undeveloped farmland; The project site is not under a Williamson Act Contract.

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

Implementation of the project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (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).

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.

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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:

This project is comprised of two applications: Minor Subdivision application No. PA-2300296 to subdivide an existing 8.76-acre parcel into 4 parcels. Parcel 1 to contain 2.59-acres. Parcel 2 to contain 2.08-acres. Parcel 3 to contain 2.05-acres. Parcel 4 to contain 2.05-acres. Parcels 2, 3, and 4 are landlocked and will access through a 30-foot private easement. Each parcel will utilize private water, storm, and sewer systems. This application is submitted concurrently with Variance application No. PA-2400062 to reduce the minimum required parcel size from 40-acres to 2-acres and lot width from 330 feet to 150 feet in the AG-40 (General Agriculture, 40-acre minimum) zone. This parcel is not under a Williamson Act Contract. The Property is zoned R-R (Rural Residential) / AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is R/R (Rural Residential) / A/G (General Agriculture, 40-acre minimum). The site is currently undeveloped farmland; The project site is not under a Williamson Act Contract.

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

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

e) The project site is not located within the vicinity of a private airstrip, an airport land use plan, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area related to airports.

f) The project does not include any proposed construction, but any future development of the site would be reviewed for emergency access. As a result, impacts related to the impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant.

g) The project site is not located within a Fire Hazard Severity Zone or a Very High Fire Hazard Severity Zone according to the Local Responsibility and State Responsibility Area maps by the California Department of Forestry and Fire Protection (CAL FIRE 2020). Therefore, the project is not expected to expose people or structure, directly or indirectly, to wildland fires and would have a less than significant impact related to wildlands.

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

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

c) The site is approximately 2.83 miles west of San Joaquin River and approximately 2.22 miles east of Delta Mendota Canal. The proposed project does not include the construction of any new dwellings or structures, and the Minor Subdivision will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. A Building Permit will be required for any future development of the project site, and any necessary drainage improvements will be subject to the San Joaquin County Development Standards, which are reviewed by the Department of Public Works. Therefore, the project and any future potential development is expected to have a less than significant impact on the drainage pattern of the site.

d) The project site is not located within a Federal Emergency Management Agency Designated Flood Hazard Area Zone AE. The project site is not located within a tsunami or seiche zone. A referral was sent to the Department of Public Works, Flood Control Division on March 27, 2024 for comments, and any future construction would be subject to applicable rules and regulations regarding floodproofing. 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
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:

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a-b) The project site is located partially within a rural area outside of a General Plan defined community and partially inside of a General Plan defined community. Therefore, the project will not physically divide an established community. The existing AG-40 and R-R zoning and General Plan designation of A/G (General Agriculture) and R/R (Rural Residential) for the project site will remain the same for the project site, even if the project is approved. If the Variance and Minor Subdivision application are approved, one single family residence and one accessory dwelling unit per parcel could be built under the current AG-40 and R-R zoning. The potential for new units is anticipated to have less than significant impact on surrounding parcels and will not create premature development pressure on surrounding agricultural lands to convert land from agricultural uses to non-agricultural uses. Additionally, the proposed project will not be a conflict with any existing or planned uses or set a significant land use precedent, nor will it be in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County. Therefore, impacts related to land use conflicts are anticipated to be less than significant.

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

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a-b) San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. The project site is not in an area designated MRZ and there is currently no mining activity on the parcel or in the area, and the surrounding area is developed with agricultural uses and scattered residences. No construction or physical changes are proposed to this property as a result of the Variance application. Therefore, the proposed project is anticipated to have a less than 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 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:

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a-b) While the Variance and Minor Subdivision application does not propose construction or physical changes to the property, any subsequent development project may have equipment utilized in the future grading of the site that will temporarily increase the areas ambient noise levels. Any future development will be required to comply with the County's Noise Ordinance, including Development Title 9-404.060, which states that noise sources associated with construction are exempt from the provisions of the Noise Ordinance, provided such activities do not take place before 6:00 am or after 9:00 om on weekdays. Therefore, noise generation associated with any future projects is anticipated to be less than significant.

c) The project is not located within two miles of a public airport, airport land use plan or private air strip. As a result, there are no anticipated impacts related to excessive noise levels related to people residing or working in the project area.

	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:

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a-b) If the Variance and Minor Subdivision application are approved, the creation of 4 parcels could result in a maximum of one single family residence and one accessory dwelling unit per parcel. This would not provide for substantial population growth. The project also would not displace substantial numbers of existing people or housing or necessitate the construction of replacement housing. Therefore, the project is expected to have a less than significant impact on population and housing.

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

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a) The site is currently served, and the project was referred to the Tracy Rural Fire District for Fire Protection, the Sheriff's Office for police protection, and Tracy Unified School District and New Jerusalem for school services. There are no parks near the project site, and the proposed Variance and Minor Subdivision would not require additional parkland. If the Variance and Minor Subdivision application are approved, the creation of 4 parcels could result in a maximum of one single family residence and one accessory dwelling unit per parcel, which would not have a substantial impact on these public services. Therefore, the project is expected to have a less than significant impact on existing public services and would not create a need for new public services.

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

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a-b) If the Variance and Minor Subdivision application are approved, the creation of 4 parcels could result in a maximum of one single family residence and one accessory dwelling unit per parcel. Therefore, the project is expected to have a less than significant impact on the use of recreational facilities and does not include or require the construction or expansion of recreation facilities.

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

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a) The proposed Variance and Minor Subdivision do not propose to change the General Plan designation or zoning, and any use resulting from the proposed project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities.

b) While San Joaquin County has not yet adopted guidelines for implementing the requirements of SB 743 to address VMT, it is possible to make a determination of the project's impacts based on Office of Planning and Research (OPR) direction and the preliminary background information developed by the County based on these findings. The project is a small project that is consistent with the San Joaquin Council of Governments Sustainable Communities Strategy and the 2035 General Plan. Based on this information, the project can be deemed to have a less than significant impact on transportation.

c) Although the proposed project does not propose any new development, if future development is proposed, the applicant would be required to meet design standards for driveways, egress, and ingress as required by the Development Title, the San Joaquin County Development Standards, and the Public Works Department. Therefore, potential impacts from hazards related to geometric design features or incompatible uses are considered to be less than significant.

d) The Tracy Rural Fire Department is responsible for providing fire protection services and will review any proposed future development projects to ensure the property is able to adhere to development requirements related to fire access. As a result, the project and any future development is anticipated to have adequate emergency access and create a less than significant impact.

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

This project is comprised of two applications: Minor Subdivision application No. PA-2300296 to subdivide an existing 8.76-acre parcel into 4 parcels. Parcel 1 to contain 2.59-acres. Parcel 2 to contain 2.08-acres. Parcel 3 to contain 2.05-acres. Parcel 4 to contain 2.05-acres. Parcels 2, 3, and 4 are landlocked and will access through a 30-foot private easement. Each parcel will utilize private water, storm, and sewer systems. This application is submitted concurrently with Variance application No. PA-2400062 to reduce the minimum required parcel size from 40-acres to 2-acres and lot width from 330 feet to 150 feet in the AG-40 (General Agriculture, 40-acre minimum) zone. This parcel is not under a Williamson Act Contract. The Property is zoned R-R (Rural Residential) / AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is R/R (Rural Residential) / A/G (General Agriculture, 40-acre minimum). The site is currently undeveloped farmland; The project site is not under a Williamson Act Contract.

a) A referral was sent to the North Valley Yokuts Tribe, United Auburn Indian Community, Buena Vista Rancheria, California Valley Miwok Tribe, and California Native American Heritage Commission for review on March 27, 2024. 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:

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a-e) There are no public services available in the area for water, sewer, or storm water drainage. However, the application does not propose any new buildings and any new developments. Any future development utilizing on-site services will also be required to obtain the proper permits for any proposed well or septic system which must be maintained under a permit by the San Joaquin County Environmental Health Department. Pursuant to Development Title Sections 9-602 and 9-604, 2 acres or larger parcels without access to public water systems within 200 feet may utilize onsite well and septic systems, respectively. Additionally, any future developments are required by County ordinance to keep all storm drainage on site and follow all San Joaquin County Public Works rules and requirements pertaining to storm drainage. Pursuant to Development Titele Section 9-606, subdivisions with lots 2 acres or larger where there are no terminal drainage facilities within 200 feet may utilize private onsite retention basins. Therefore, the project is expected to have a less than significant impact related to new or expanded utilities and service systems.

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

This project is comprised of two applications: Minor Subdivision application No. PA-2300296 to subdivide an existing 8.76-acre parcel into 4 parcels. Parcel 1 to contain 2.59-acres. Parcel 2 to contain 2.08-acres. Parcel 3 to contain 2.05-acres. Parcel 4 to contain 2.05-acres. Parcels 2, 3, and 4 are landlocked and will access through a 30-foot private easement. Each parcel will utilize private water, storm, and sewer systems. This application is submitted concurrently with Variance application No. PA-2400062 to reduce the minimum required parcel size from 40-acres to 2-acres and lot width from 330 feet to 150 feet in the AG-40 (General Agriculture, 40-acre minimum) zone. This parcel is not under a Williamson Act Contract. The Property is zoned R-R (Rural Residential) / AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is R/R (Rural Residential) / A/G (General Agriculture, 40-acre minimum). The site is currently undeveloped farmland; The project site is not under a Williamson Act Contract.

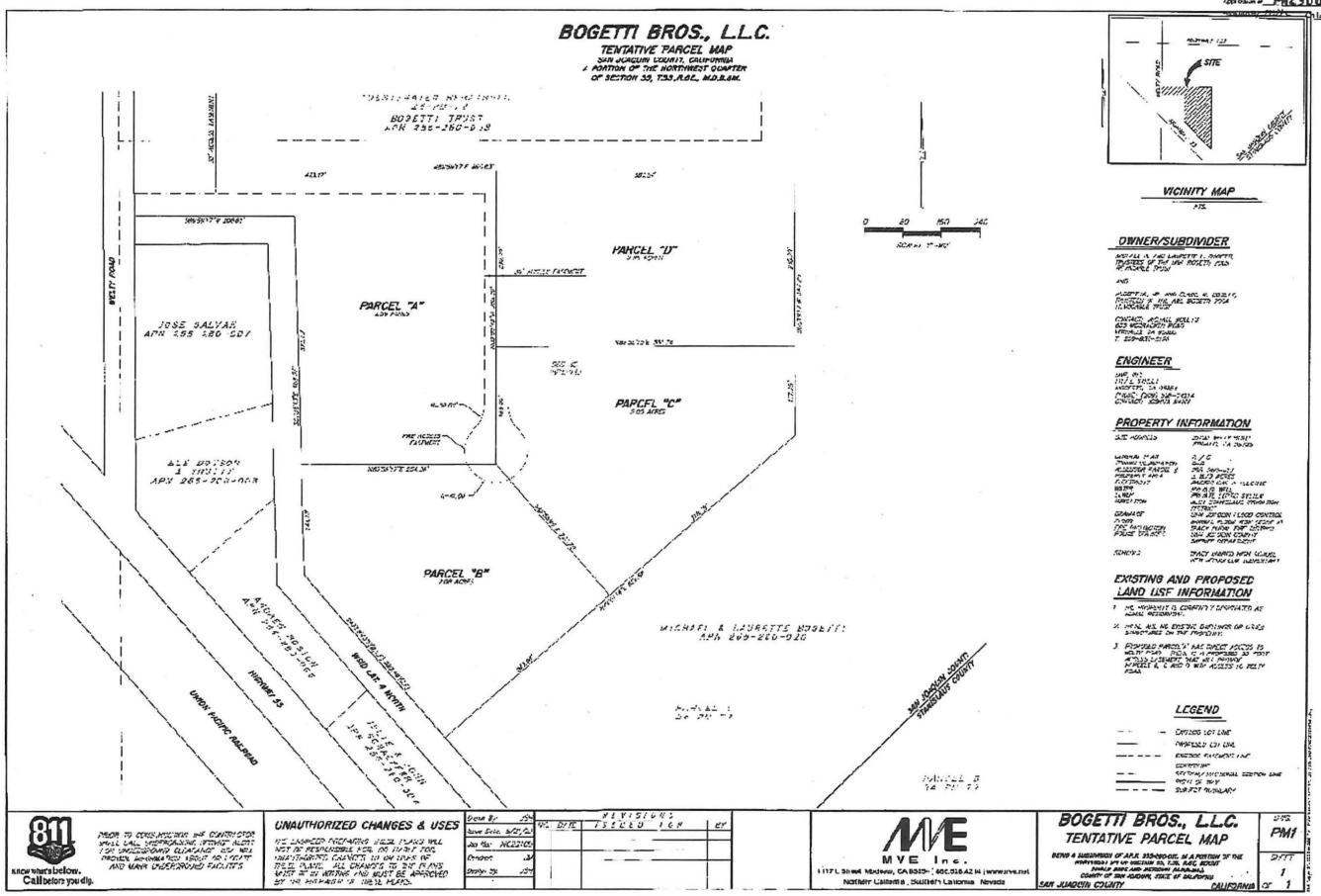
a-d) The project location is in a rural, agricultural area southeast of the City of Tracy, CA, and is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire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

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

Impact Discussion:

This project is comprised of two applications: Minor Subdivision application No. PA-2300296 to subdivide an existing 8.76-acre parcel into 4 parcels. Parcel 1 to contain 2.59-acres. Parcel 2 to contain 2.08-acres. Parcel 3 to contain 2.05-acres. Parcel 4 to contain 2.05-acres. Parcels 2, 3, and 4 are landlocked and will access through a 30-foot private easement. Each parcel will utilize private water, storm, and sewer systems. This application is submitted concurrently with Variance application No. PA-2400062 to reduce the minimum required parcel size from 40-acres to 2-acres and lot width from 330 feet to 150 feet in the AG-40 (General Agriculture, 40-acre minimum) zone. This parcel is not under a Williamson Act Contract. The Property is zoned R-R (Rural Residential) / AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is R/R (Rural Residential) / A/G (General Agriculture, 40-acre minimum). The site is currently undeveloped farmland; The project site is not under a Williamson Act Contract.

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


PA2300295
BOGETTI BROS., L.L.C.
TENTATIVE PARCEL MAP
SAN JOAQUIN COUNTY, CALIFORNIA
A PORTION OF THE NORTHWEST QUARTER
OF SECTION 35, T3S, R6E, M.D.B.&M.
BOGETTI TRUST
APN 255-260-018
PARCEL "A"
4.09 ACRES
PARCEL "B"
7.68 ACRES
PARCEL "C"
9.85 ACRES
PARCEL "D"
JOSE SALVAR
APN 255 260 007
ALE BROSON
APN 255-260-005
ANTONIO ROSALIA
APN 255-260-006
MICHAEL & LAURETTE BOGETTI
APN 255-260-010
WEST ROAD
WEIR CAT 4 NORTH
HIGHWAY 33
UNION PACIFIC RAILROAD
SAN JOAQUIN COUNTY
STANISLAUS COUNTY
SITE
VICINITY MAP
OWNER/SUBDIVIDER
ENGINEER
PROPERTY INFORMATION
EXISTING AND PROPOSED
LAND USE INFORMATION
LEGEND
811
Know what's below.
Call before you dig.
UNAUTHORIZED CHANGES & USES
MVE Inc.
BOGETTI BROS., L.L.C.
TENTATIVE PARCEL MAP
SAN JOAQUIN COUNTY
CALIFORNIA
PM1

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

Small Project Analysis Levels (SPAL)

November 13, 2020

The San Joaquin Valley Air Pollution Control District (District) has published guidance on determining potential significant impacts and potential mitigation of significant impacts in its Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI).

The District has established thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using the project type, size, and number of vehicle trips, the District has pre-quantified emissions and determined values below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants.

In the interest of streamlining CEQA requirements, projects that fit the below descriptions up to the project sizes indicated, and are below **both** of the corresponding non-HHDT and HHDT trip lengths, are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes.

Notes: HHDT means "Heavy-Heavy Duty Trucks". SPAL analysis was performed based on CalEEMod version 2016.3.2

Table 1: Residential

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
Single Family	155	dwelling unit	AND LESS THAN	800	15
Apartment, Low Rise	224	dwelling unit			
Apartment, Mid Rise	225	dwelling unit			
Apartment, High Rise	340	dwelling unit			
Condominums/Townhouse	256	dwelling unit			
Condominums, High Rise	352	dwelling unit			
Mobile Home Park	292	dwelling unit			
Retirement Community	580	dwelling unit			
Congregate Care Assisted Living	536	dwelling unit			

Table 2: Commercial

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
General Office Building	200,000	square feet	AND LESS THAN	1,000	15
Office Park	190,000	square feet			
Government (Civic Center)	92,000	square feet			
Government Office Building	40,000	square feet			
Medical Office Building	68,000	square feet			
Research & Development	256,000	square feet			
Hospital	130,400	square feet			
Bank (with Drive-Through)	19,600	square feet		1,600	25
Pharmacy/Drugstore w/o Drive Thru	24,800	square feet			
Pharmacy/Drugstore with Drive Thru	23,200	square feet			

Table 3: Retail

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
Free Standing Discount Store	34,000	square feet	AND LESS THAN	1,250	25
Regional Shopping Center	47,000	square feet			
Discount Club Store	30,000	square feet			
Supermarket	18,400	square feet			
Free-Standing Discount Superstore	37,600	square feet			
Hardware/Paint Store	36,000	square feet			
Convenience Market (w/o gas pumps)	18,500	square feet		1,900	35
Convenience Market (w gas pumps)	3,300	square feet			
Gasoline/Service Station	16	pump			
Automobile Care Center	105,000	square feet		1,550	25
Electronic Superstore	52,000	square feet			
Home Improvement Superstore	60,000	square feet			
Strip Mall	49,600	square feet		375	7

Table 4a: Industrial

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
General Light Industry	280,000	square feet	AND LESS THAN	550	70
Heavy Industry	900,000	square feet			
Industrial Park	295,000	square feet			
Manufacturing	472,000	square feet			

Table 4b: Industrial (Warehouse)

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (146 mile trip length)
Refrigerated Warehouse - No Rail	190,000	square feet	AND LESS THAN	140	15
Refrigerated Warehouse - Rail		square feet			
Unrefrigerated Warehouse - No Rail		square feet			
Unrefrigerated Warehouse - Rail		square feet			

Table 4c: Industrial (Warehouse)

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (146 mile trip length)
Refrigerated Warehouse - No Rail	190,000	square feet	AND LESS THAN	N/A	25
Refrigerated Warehouse - Rail		square feet			
Unrefrigerated Warehouse - No Rail		square feet			
Unrefrigerated Warehouse - Rail		square feet			

Table 5: Educational

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
Elementary School	1,880	student	AND LESS THAN	1,000	15
Elementary School	156,000	square feet			
Junior High School	1,440	student			
Junior High School	168,800	square feet			
High School	1,160	student			
High School	153,600	square feet			
Junior College (2 year)	1,720	student			
Junior College (2 year)	74,400	square feet			
University/College (4 year)	1,120	student			
Library	38,400	square feet			
Place of Worship	141,000	square feet			
Day Care Center	40,000	square feet		1,500	25

Table 6: Recreational

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
High Turnover (Sit Down Restaurant)	16,800	square feet	AND LESS THAN	1,500	25
Quality Restaurant	24,800	square feet			
Fast Food Restaurant with Drive Thru	4,500	square feet			
Fast Food Restaurant w/o Drive Thru	2,950	square feet		1,100	20
Hotel	228	room			
Motel	300	room			
Arena	168,000	square feet			
City Park	256	acre			
Golf Course	368	acre			
Health Club	64,000	square feet			
Racquet Club	124,000	square feet			
Recreational Swimming Pool	70,400	square feet			
Movie Theater (No Matinee)	23,200	square feet			

Mitigation Monitoring Reporting Plan-PA-2400062 and PA-2300296

Impact	Mitigation Measure/Condition	Type of Review		Agency for Monitoring and Reporting Compliance	Action Indicating Compliance or Review	Verification of Compliance or Annual Review of Conditions		
		Monitoring	Reporting			By	Date	Remarks
IV. Biological Resources	Participation in the SJMSCP	X		San Joaquin Council of Governments	Certificate of Payment and Signed ITMM			