

NEGATIVE DECLARATION

TO:

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

County Clerk, County of San Joaquin

FROM:

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

PROJECT TITLE: Site Approval application No. PA-1600188 (SA)

PROPOSER: Fred Smith

PROJECT LOCATION: The project site is located on the north side of E. Brittany Lane, 475 feet east of N. Bryant, Northeast of Lodi (APN/Address: 007-070-49/10283 E. Brittany Ln, Acampo) (Supervisory District 4)

PROJECT DESCRIPTION: A Site Approval application for a private right-of-way for lot 11 of antiquated subdivision "California Village Farm Tract Subdivision "E". This parcel is not under a Williamson Act Contract.

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

Based on the attached Initial Study, it has been found that the project will not have a significant effect on the environment.

Date:

8/18/16

Contact Person: Rick Griffin *RG*

Phone: (209) 468-3154

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-1600188(SA)

Lead Agency: San Joaquin County Community Development Dept Contact Person: Rick Griffin
 Mailing Address: 1810 E. Hazelton Avenue Phone: (209)468-3154
 City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lodi
 Cross Streets: E. Brittany Lane and N. Bruella Road Zip Code: 95220
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 4.85
 Assessor's Parcel No.: 007-070-49 Section: 15 Twp.: 04N Range: 07E Base: Mt. Diablo
 Within 2 Miles: State Hwy #: _____ Waterways: Gill Creek
 Airports: _____ Railways: _____ Schools: Lodi Unified

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: Initial Study
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Site Approval

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Access for a future Single-family residence; AL-5; A/L

Project Description: (please use a separate page if necessary)

A SITE APPROVAL APPLICATION FOR A PRIVATE RIGHT-OF-WAY FOR LOT 11 OF ANTIQUATED SUBDIVISION "CALIFORNIA VILLAGE FARM TRACT SUBDIVISION 'E'". THE RIGHT-OF-WAY EXTENDS E. BRITTANY LANE 665 FEET EASTWARD FROM N. BRYANT ROAD, 1300 FEET SOUTH OF E. JAHANT ROAD, NORTHEAST OF LODI.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>Center</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date AUGUST 19, 2016 Ending Date SEPTEMBER 19, 2016

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Fred Smith</u> <u>John Droge</u>
Address: _____	Address: <u>8 S. Crescent Ave</u> <u>517 Windsor Dr</u>
City/State/Zip: _____	City/State/Zip: <u>Lodi, CA 95240</u> <u>Lodi, CA 95240</u>
Contact: _____	Phone: <u>209-329-7623</u> <u>209-298-55</u>
Phone: _____	

Signature of Lead Agency Representative: *Reid Gruffin* Date: 08/17/16

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

FILE NO: PA-1600188(SA)

OWNER/APPLICANT: SMITH/DROGE

PROJECT DESCRIPTION: A SITE APPROVAL APPLICATION FOR A PRIVATE RIGHT-OF-WAY FOR LOT 11 OF ANTIQUATED SUBDIVISION "CALIFORNIA VILLAGE FARM TRACT SUBDIVISION 'E'". THE RIGHT-OF-WAY EXTENDS E. BRITTANY LANE 665 FEET EASTWARD FROM N. BRYANT ROAD, 1300 FEET SOUTH OF E. JAHANT ROAD, NORTHEAST OF LODI.

RECOMMENDED ENVIRONMENTAL DETERMINATION:

The proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

X

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A Negative Declaration will be prepared.

The proposed project may have a significant effect on the environment, an Environmental Impact Report is required.

ASSESSOR PARCEL NO: 007-070-49

ACRES: 4.85-acre parcel

GENERAL PLAN: A/L

ZONING: AL-5

CURRENT SITE CONDITIONS (topography, uses): Flat, unpaved extension of E. Brittany Lane; no structures; agriculture

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): Approval will permit the construction of one single-family-residence and the possibility to construct a Second Unit Dwelling and accessory structures

SURROUNDING LAND USES:

North: Agricultural and residential

South: Agricultural and residential

East: Agricultural and residential

West: Agricultural and residential

GENERAL CONSIDERATIONS:

- 1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?
 Yes No Nature of concern(s): _____
- 2. Will the project require approval or permits by agencies other than the County?
 Yes No Agency name(s): _____
- 3. Is the project within the Sphere of Influence, or within two miles, of any city?
 Yes No City: _____

ENVIRONMENTAL IMPACTS:

"Yes" may only be checked in situations where there is substantial evidence to indicate that there may be a significant adverse impact on the environment if there is no change in the project description. (CEQA Guidelines, Sec. 15064)

See the "Discussion" section at the end of the Initial Study for explanation of any impacts checked "Yes", or any "No" answer marked with an asterisk (*).

Sources: The following sources of information have been used in 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 (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (note report title, date, and consultant).

1. Water:

- a. Is any portion of the project subject to flood hazard?
Flood zone: _____ **X** Yes No
- b. Will the project result in reduction of surface or ground water quality or quantity? Yes No
- c. Will the project result in increases to surface, channel or stream volumes, or alterations to drainage patterns and streams? Yes No
- d. Will the project result in erosion of or sedimentation to a channel, river, or body of water? Yes No

Other sources used: _____

2. Earth:

- a. Will the project result in or be subject to potentially hazardous geologic or soils conditions on or immediately adjoining the site (slides, springs, erosion, liquefaction, earthquake faults; steep slopes, septic tank limitations)? Yes No

- b. Will the project involve substantial grading which could result in secondary impacts (consider amount, steepness, and visibility of proposed slopes; consider effect of grading on trees and creek channels)? Yes No

- c. Will there be conversion of prime farmland (over 40 acres and not shown for development in the General Plan)? Yes No *

Other sources used: _____

3. Plant/Animal Life:

- a. Will there be a reduction or disturbance to any habitat for plants and animals (including removal or disturbance of trees, riparian areas, or migration routes)? Yes No *

- b. Will the project impact any rare, endangered, threatened, or recreational species located on or near the site? (Check the Natural Diversity Data Base) Yes No

Other sources used: Natural Diversity Database

4. Air/Climate:

- a. Will the project make a significant contribution to the deterioration of existing air quality, including creation of objectionable odors; will future project residents be subjected to significant pollution levels? Yes No

- b. Will the project result in any impact to current climatic conditions? (Consider the introduction of water features, loss of wetland, etc.) Yes No

Other sources used: _____

5. Noise:

- a. Will the project expose people to high noise or vibration levels (over 65db/Ldn for residential uses or 75db/Ldn for industrial uses at the property line)? (Check 2010 projected noise contours.) Yes No

- b. Will the project result in increased noise or vibration levels? Yes No

Other sources used: _____

6. Energy/Natural Resources:

- a. Will the project use substantial amounts of fuel or energy, require a

substantial increase in demand upon existing sources, or require the development of new sources of energy?

Yes No

b. Will the project affect the potential use, extraction, conservation, or depletion of a natural resource (other than agricultural land)?

Yes No

Other sources used: _____

7. Hazards:

a. Will the project create a risk of explosion; release, generate or store Any hazardous substances; or cause other dangers to public health and safety?

Yes No

b. Are there any known hazardous substances located within 500 feet of the boundaries of this project, if in an existing or proposed residential area (this could include possible groundwater contamination)?

Yes No

c. Will the project result in interference with, or need, for emergency plans?

Yes No

Other sources used: _____

8. Utilities and Public Service:

a. **Will the project require alteration of, addition to, or the need for new utility systems (water, sewer, drainage, solid waste), including a sphere of Influence or district boundary change?

Yes No *

b. **Will the project result in the need for or the expansion of the following services: fire and police protection, schools, parks and recreation, libraries, roads, flood control, solid waste or other public works facilities, public transit, or governmental services?

Yes No

c. Will the project adversely impact existing recreational/park opportunities or require new park/recreation opportunities?

Yes No

Note: ** "Yes" answers to these two questions and 9 (b) below will require additional discussion, but do not necessarily indicate a potentially significant impact.

Other sources used: _____

9. Transportation/Circulation:

a. Will the project generate significant traffic volumes and/or make a significant contribution to an existing circulation problem (consider existing LOS on nearby arterials and highways, road design, access, parking, accident potential)?

Yes No *

b. **Will the project cause special transportation considerations (consider water-borne, rail, air, pedestrian, and bicycle traffic, and public transportation systems and parking facilities)?

Yes No

c. Will the project result in a significant increase in commuting to and from the local community?

Yes No

- d. Will the project be impacted by or interfere with an airport flight path? Yes No
- e. Will the project restrict access to the surrounding area? Yes No

Other sources used (note traffic studies): _____

10. Cultural Resources:

- a. Will the proposal result in an alteration of a significant archeological, or historical site, structure, or building? Yes No

Other sources used: _____

11. Housing:

- a. Will the proposal adversely affect the existing housing stock or create a demand for additional housing (more than 50 units)? Yes No

Other sources used: _____

12. Aesthetics:

- a. Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or produce new light or glare? Yes No

Other sources used: _____

13. Land Use:

- a. Is this project a growth-inducing action: Will it encourage additional requests for related uses, or will it set a significant land use precedent in the area? Yes No*
- b. Will the project conflict with existing or planned land uses; is the project in conflict with any adopted plans? Yes No *
- c. Will the project disrupt a natural or recreation area, impact access to waterways, or allow trespass onto surrounding land? Yes No

14. Cumulative:

- a. Will the project create any impacts which may not be significant for the project alone, but may be significant when combined with other anticipated development of similar type and or location? Yes No

Other sources used: _____

15. Other Impacts: Identify any other impact(s) not noted above which may be significant, and cite source(s).

NONE KNOWN.

Mandatory Findings of Significance:

(A "Yes" answer to any of the following questions requires preparation of an EIR.)

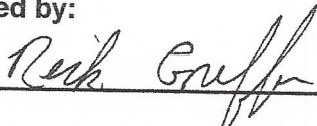
- a. Does the project have the potential to degrade the quality of the environment or curtail the diversity in the environment? Yes No
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? Yes No
- c. Does the project have impacts which are individually limited but cumulatively considerable? Yes No
- d. Does the project have environmental impacts which will cause substantial, adverse effects on human beings, either directly or indirectly? Yes No

16. DISCUSSION OF ANY ENVIRONMENTAL IMPACTS NOTED ABOVE.

(Discuss any questions answered "Yes" above, as well as any "No" answers marked with an asterisk (*). Discuss any changes to the project which could mitigate the identified impacts. Discuss any proposed mitigation monitoring program submitted by the project applicant. Use additional attached pages if necessary.)

PLEASE SEE INITIAL STUDY ATTACHMENT PA-1600188(SA).

Prepared by:



Title: Associate Planner

Date: 8/15/16

INITIAL STUDY CONTINUED
PA-1600188(SA)

A SITE APPROVAL APPLICATION FOR A PRIVATE RIGHT-OF-WAY FOR LOT 11 OF ANTIQUATED SUBDIVISION "CALIFORNIA VILLAGE FARM TRACT SUBDIVISION 'E'". THE RIGHT-OF-WAY EXTENDS E. BRITTANY LANE 665 FEET EASTWARD FROM N. BRYANT ROAD, 1300 FEET SOUTH OF E. JAHANT ROAD, NORTHEAST OF LODI. THE GENERAL PLAN DESIGNATION IS A/L (LIMITED AGRICULTURE) AND THE ZONING IS AL-5 (LIMITED AGRICULTURE, 5-ACRE MINIMUM).

ENVIRONMENTAL ISSUES

2. Earth

The project area contains two soil types: *Bruella sandy loam, 0 to 2 percent slopes* and *San Joaquin loam, thick surface, 0 to 2 percent slopes*. *Bruella sandy loam, 0 to 2 percent slopes* is a very deep, well-drained, nearly level soil found on low terraces. It formed in alluvium from granitic rock sources. Permeability in this soil is moderately slow and the available water capacity is high. Most areas are used for irrigated crops, orchards, or vineyards. A few areas are used for homesites. This soil is in capability class I (MLRA-17), irrigated, and capability class IVc-1 (MLRA-17), non-irrigated.

San Joaquin loam, thick surface, 0 to 2 percent slopes is a moderately well-drained, nearly level soil found on low terraces. It formed in alluvium from granitic rock sources. Permeability in this soil is very slow and the available water capacity is moderate. Most areas are used for livestock grazing, irrigated pasture, irrigated crops, or vineyards. A few areas are used for dryland grain crops or for homesite development. This soil is in capability class IIIs-3 (MLRA-17), irrigated, and capability class IVs-3 (MLRA-17), non-irrigated.

3. Plant/Animal Life

3. a. & b. The Natural Diversity Database does not list any rare, endangered, or threatened species potentially occurring in the project area. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. SJCOG will determine if the applicant may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the applicant chooses to participate, then the proposed project is consistent with the SJMSCP, as amended, as reflected in the conditions of project approval for this proposal. 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, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. If the applicant chooses not to participate, then the applicant will be required to participate in a similar mechanism that provides the same level of mitigation.

8. Utilities and Public Services

8. a. Sewer service, water service, and terminal drainage are not available. Projects in the AL-5 zone are not required to have public services. Parcels zoned AL-5 may use a septic tank and well and must retain all drainage on-site. The Environmental Health Department and the Department of Public Works will determine the size of these systems.

9. Transportation/Circulation

9. a. This project is for an access road to a 4.85-acre parcel for the future construction of a single-