

NEGATIVE DECLARATION

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

X County Clerk, County of San Joaquin

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

PROJECT TITLE: Minor Subdivision application No. PA-1800309 (MS).

PROPONENT: Solari Properties LP, Et Al.

PROJECT LOCATION: The project site is on the south side of State Route 26, and the west side of Beecher Road, Stockton. (APN/Address: 103-020-01, -09, -19/9318 East Finkbohner Road, Stockton) (Supervisory District 4)

PROJECT DESCRIPTION: A Minor Subdivision application to subdivide three (3) existing parcels into eight (8) parcels, each to contain a minimum of 40 acres. The applicants applied for a parcel map waiver. These parcels are under a Williamson Act contract.

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

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

Date: 2-13-2018

Contact Person: Alisa Goulart

Phone: (209) 468-0222

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. Copies of these reports and maps can be found by contacting the Community Development Department.

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(500)
☐ 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: San Joaquin County Soil Survey

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.**

16. **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

17. **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-1800309.

Prepared by: **Alisa Goulart**



Title: **Associate Planner**

Date: **February 13, 2019**

INITIAL STUDY (ATTACHMENT)
PA-1800309
SOLARI PROPERTIES et al / DILLON & MURPHY

PROJECT DESCRIPTION: A Minor Subdivision application to subdivide three (3) existing parcels totaling 534.4 acres into eight (8) parcels ranging in size from 44.3 acres to 144 acres. The site will utilize a private septic and water system and on site storm drainage. The project site is located on the southeast corner of State Route 26 and N. Alpine Road, east of Stockton. The project will have access on Alpine Road, Finley Road, Beecher Road and State Route 26.

Environmental Issues

1. Water

1.a. The project site is located in the Flood Zone X(500) flood designation. If approved, any new development in this flood designation area will have to comply with Development Title Section 9-1605 regarding flood hazards.

2. Earth

2.c. The Soil Survey of San Joaquin County classifies the soil on the subject parcels as *Finrod clay loam, 0 to 2 percent slopes, Vignolo silt loam, 0 to 2 percent slopes, and Hollenbeck silty clay, 0 to 2 percent slopes*. *Finrod clay loam's* permeability is slow and available water capacity is high. The unit is suited to irrigated row, field, and orchard crops. *Finrod clay loam* has a storie index rating of 40 and a land capability of IVs if nonirrigated or IIs irrigated.

Vignolo silt loam's permeability is slow and available water capacity is low. The unit is suited to row, field, and orchard crops. *Vignolo silt loam* has a storie index rating of 36 and a land capability of IVs if nonirrigated or IIIs irrigated.

Hollenbeck silty clay's permeability is slow and available water capacity is moderate. The unit is suited to irrigated row, field, and orchard crops. *Hollenbeck silty clay* has a storie index rating of 22 and a land capability of IVs if nonirrigated or IIs irrigated.

The existing project parcels are classified as Prime Farmland as identified on maps provided by the California Department of Conservation's Farmland Mapping and Monitoring Program. The General Plan designation is General Agriculture (A/G) and the zoning designation is General Agriculture, 40-acre minimum (AG-40). The proposed project will not be a conversion of prime farmland as the General Plan designation and zoning designation will remain the same. The proposed parcel size after the subdivision will meet the minimum required size.

The project parcels are currently under Williamson Act Contracts No. WA-01-0009, WA-01-0008, and WA-77-C1-0179 and are subject to their provisions. The contracts restrict development to uses that are compatible with the Williamson Act and Development Title Section 9-1805. The proposed project is a Minor Subdivision and may be conditionally permitted on a parcel zoned AG-40 (General Agriculture, 40-acre minimum) with an approved Minor Subdivision application. Pursuant to Development Title Section 9-1815.3(b), if property under contract is being divided, the property owner shall serve a Notice of Nonrenewal to the County for any resulting parcels less than ten (10) acres in size in the case of prime agricultural land, or less than forty (40) acres in size in the case of land which is not prime, prior to obtaining map approval. The eight (8) parcels proposed in this Minor Subdivision application meet the minimum size required to remain under contract.

Referrals have been sent to the San Joaquin Farm Bureau and Department of Conservation for review.

3. Plant/Animal Life

3.a.&b. The Natural Diversity Database identifies *Buteo swainsoni* (Swainson's hawk) and *Aster lentus* (Suisun March aster) as rare or threatened species potentially occurring in the area. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. If SJCOG determines that the applicant can 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 the impacts to biological resources resulting from the proposed project to a level 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. Any future development will be subject to participate in SJCOG's San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

5. Noise

5.a. Pursuant to Development Title Section 9-1025.9(a)(1), a residential use is a noise sensitive land use. The Noise Contour Map indicates that 97 feet of the northern boundary of the project site lies within the sixty-five decibel (65 dB) noise contour of State Route 26 (General Plan Table 15.8, 2035 General Plan Background Report, page 15-26). A noise study may be required at the time of development if development is proposed within the 97 feet. However, because each proposed parcel is a minimum ten acres in size, a noise study is not required at this time as there is sufficient space to develop outside of the sixty-five (65 dB) noise contour line and therefore, any impacts to noise are considered to be less than significant.

8. Utilities and Public Services

8.a. There are no public services available in this area for water, sewer, and storm water drainage. Any new parcels will have to be accommodated by an on-site well for water, and septic system for sewage. Storm water drainage will have to be retained on-site. Therefore, the impact on public services will be less than significant. The Environmental Health Department and the Department of Public Works will determine the feasibility of these systems.

9. Transportation/Circulation

9.a. The proposed project is to subdivide three (3) existing parcels totaling 534.4 acres into eight (8) parcels ranging in size from 44.3 acres to 144 acres. A referral for this project has been sent to the Department of Public Works for review. The Department of Public Works requires a traffic study for projects that are expected to generate in excess of fifty vehicles during any hour. As a condition of approval, the project will be subject to the Department's requirements to mitigate for any traffic impacts thus reducing the project's impact on traffic volumes on the local streets to less than significant.

13. Land Use

13.a.&b. The proposed site is currently under the California Land Conservation Act. Subdividing the existing parcels into parcels 40 acres or greater in size is enough to sustain the parcels' agricultural viability. The proposed subdivision may be conditionally permitted with an approved Minor Subdivision application. The proposed project does not conflict with any existing or planned land uses, and will not

set any significant land use precedents in the area. There are no applicable Master Plans, Specific Plans, or Special Purposes Plans in the Vicinity. Referrals have been sent to the San Joaquin Farm Bureau and the Department of Conservation for review.

