

2019049016

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: A Use Permit application NO. PA-1900030 (UP)

PROPONENT: Keith and Denise Powell

PROJECT LOCATION: The project site is located on the northeast corner of South Comconex Road and State Route 120, Manteca. (APN/Address: 208-180-23/17800 South Comconex Road, Manteca) (Supervisorial District: 3)

PROJECT DESCRIPTION: A Use Permit application for the expansion of an existing 34,035 square foot crane rental facility. The expansion includes the construction of an enclosed 14,400 square foot building for equipment storage with 7,200 square feet of overhang, totaling 21,600 square feet. Operations are planned for 12 hours per day, Monday through Saturday, with 35 employees per shift, three (3) customers per shift, and two (2) vehicles per shift. This parcel will utilize a private septic system, and be provided water from a public water district. This parcel is provided access from Comconex Road. This parcel is not under a Williamson Act contract.

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

---

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

Date:

Contact Person: Christine Luckasen

Phone: (209) 468-0214

SAN JOAQUIN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

FILE NO: PA-1900030

PROJECT/APPLICANT: Powell / Quartaroli & Associates

**PROJECT DESCRIPTION:** A Use Permit application for the expansion of an existing crane rental facility to include the construction of a 14,400 square foot equipment storage building with a 7,200 square foot overhang. The project is located on the east side of Comconex Road, 500 feet north of State Route 120, east of Manteca. (Use Type: Equipment Sales and Repair – Heavy Equipment Sales)

**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: 208-180-23

ACRES: 11.8

GENERAL PLAN: I/L

ZONING: I-L

CURRENT SITE CONDITIONS (topography, uses): Relatively flat parcel with an existing crane rental facility.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): 21,600 square foot expansion to an existing crane rental facility.

**SURROUNDING LAND USES:**

North: Agricultural with scattered residences

South: Religious Assembly / State Route 120 / Agricultural with scattered residences

East: Agricultural with scattered residences

West: Industrial / Residential / City of Manteca

**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: Manteca

**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 can be found by contacting the Community Development Department.

**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: 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.

**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-1900030.**

Prepared by: Christine Luckasen

  
Title: Assistant Planner

Date: April 3, 2018

**INITIAL STUDY CONTINUED**  
**PA-1900030**  
**Powell / Quartaroli & Associates**

**Project Description: A Use Permit application for the expansion of an existing crane rental facility to include the construction of a 14,400 square foot equipment storage building with a 7,200 square foot overhang. The project is located on the east side of Comconex Road, 500 feet north of State Route 120, east of Manteca. (Use Type: Equipment Sales and Repair – Heavy Equipment Sales)**

**2. Earth**

2. c. The project is subject to the Agricultural Mitigation Ordinance pursuant to Development Title Section 9-1080.3(a), which states that the County shall require agricultural mitigation as a result of General Plan Amendment or Zone Reclassification that changes the designation of land from agricultural to non-agricultural use. This parcel is subject to this requirement as a result of General Plan Amendment application PA-1200153 (GP) and Zone Reclassification application PA-1200154 (ZR). Development Title section 9-1080.3(c) states "Agricultural mitigation shall be satisfied by granting a farmland conservation easement or other farmland conservation mechanism as set forth in Subsection (d) of this Section to or for the benefit of a Qualifying Entity. The number of acres of agricultural mitigation land shall be at least equal to the number of acres that will be changed to a nonagricultural use (a 1:1 ratio)." Pursuant to Development Title Section 9-1080.3(f), submission of the required legal instrument to provide agricultural mitigation land will be required at the time of Grading Permit or Building Permit issuance for the underlying development project.

**3. Plant/Animal Life**

3. a.&b. The Natural Diversity Database does not list any rare, endangered, or threatened species as potentially occurring in or near the project area. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. If SJCOG determines that the applicant may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and if 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.

**4. Air & Climate**

4. a. This project is an expansion of an existing crane rental facility to include the construction of a 14,400 square foot equipment storage building with a 7,200 square foot overhang. A referral has been sent to the San Joaquin Air Pollution Control District for review. This project will be subject to the District requirements regarding fugitive dust emissions and emissions standards for hazardous air pollutants. With the rules and regulations of the San Joaquin Air Pollution Control District, the impact to air quality will be less than significant.

**8. Utilities and Public Services**

8. a. The project site is served by County Service Area 30 (CSA 30) for water service and storm drain service. The Department of Public Works states that the existing water service is sufficient



to serve the proposed expansion. Public sewer is not available. Any new development will have to be accommodated by an on-site septic system for sewage. The Environmental Health Department will determine the size of this system. As a result, the project will not require new public utility systems or district boundary changes. A referral has been sent to the Department of Public Works and the Environmental Health Department for review.

### **9. Transportation/Circulation**

9. a. This project is an expansion of an existing crane rental facility. The existing facility operates Monday through Saturday, 6:00 am to 6:00 pm with a maximum of 35 employees and approximately three (3) customers per day. No increase in hours, employees, or customers is expected with this expansion. The Department of Public Works states that the proposed project would have a less than significant impact on traffic on the local streets because the development project is not expected to exceed fifty vehicles during any hour. Projects that have a traffic volume that is less than fifty (50) trips per hour have a less than significant impact of traffic.

### **13. Land Use**

13. a. & b. The proposed project is an expansion of an existing crane rental facility to include the construction of a 14,400 square foot equipment storage building with a 7,200 square foot overhang. The Use Type for the project is Equipment Sales and Repair – Heavy Equipment Sales, and may be conditionally permitted in the I-L zone with an approved Use Permit application. This project is not a growth-inducing action nor is in conflict with any existing or planned land uses. The surrounding land uses are industrial, agricultural with scattered residences, and residential. 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. Therefore, this project is not a growth-inducing action.

