

MITIGATED NEGATIVE DECLARATION

2019049046

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: A Minor Subdivision application NO. PA-1900010 (MS)

PROPONENT: Richard & Frances Bozzano

PROJECT LOCATION: The project site is on the south side of East Arata Road, 550 feet west of North Arata Road, Stockton. (APN/Address: 101-130-57/7116 East Arata Road, Stockton) (Supervisory District: 4)

PROJECT DESCRIPTION: A Minor Subdivision application to subdivide a 45.35-acre parcel in the AG-40 (General Agricultural, 40-acre minimum) zone into two (2) parcels, each parcel to contain 22.7-acres as approved with Variance application number PA-1800216. The project site will utilize a private well and septic system, and be provided access from East Arata Road. The parcel is 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: April 9, 2019

Contact Person: Giuseppe Sanfilippo

Phone: (209) 468-0227

SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
INITIAL STUDY

FILE NO: PA-1900010 (MS)

PROJECT/APPLICANT: BOZZANO/ DILLON AND MURPHY

PROJECT DESCRIPTION: This project is a Minor Subdivision application to subdivide an existing 45.35-acre parcel into two (2) parcels, each to contain 22.70-acres, as approved with Variance application PA-1800216 . The project site is located on the south side of East Arata Road, 550 feet west of North Arata Road, Stockton.

RECOMMENDED ENVIRONMENTAL DETERMINATION:

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

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. X

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

ASSESSOR PARCEL NO: 101-130-57

ACRES: 45.35 acres

GENERAL PLAN: A/G

ZONING: AG-40

CURRENT SITE CONDITIONS (topography, uses): Relatively flat land with a planted orchard.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): One (1) single family residence, one (1) second unit dwelling, and accessory buildings on each parcel.

SURROUNDING LAND USES:

North: Agriculture with scattered residences/Residential/Industrial/Stockton Terminal and Eastern Railroad

South: Agriculture with scattered residences/Residential/Commercial

East: Agriculture with scattered residences/Glenwood Elementary School

West: Agriculture with scattered residences/Residential/City of Stockton

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: **Stockton**

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.

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-1900010 (MS)

Prepared by: Giuseppe Sanfilippo



Title: Associate Planner

Date: April 9, 2019

INITIAL STUDY (ATTACHMENT)
PA-1900010 (MS)
BOZZANO/DILLON AND MURPHY

PROJECT DESCRIPTION: This project is a Minor Subdivision application to subdivide an existing 45.35-acre parcel into two (2) parcels, each to contain 22.70-acres, as approved with Variance application PA-1800216. The General Plan designation is General Agriculture (A/G) and the zoning designation is General Agriculture, 40-acre minimum (AG-40). The project site is located on the south side of East Arata Road, 550 feet west of North Arata Road, Stockton.

ENVIRONMENTAL ISSUES:

1. Water

1.a. The project site is located in the Flood Zone X (500) designation. If approved any new developments 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 parcel as *Archerdale clay loam, 0 to 2 percent slopes; Finrod Clay loam, 0 to 2 percent slopes and Vignolo silty clay loam, 0 to 2 percent slopes*

Archerdale clay loam's permeability is slow and available water capacity is high. This unit is suited for irrigated row, field, orchard crops. *Archerdale clay loam* has a storie index rating of 65 and a land capability of IVs nonirrigated and IIs irrigated.

Finrod Clay loam's permeability is slow and available water capacity is high. This unit is suited for irrigated row, field, and orchard. *Finrod Clay loam* has a storie index rating of 40 and a land capability of IVs nonirrigated and IIs irrigated.

Vignolo silty clay loam's permeability is moderately slow and available water capacity is moderate. This unit is suited for irrigated row, field, orchard crops. *Vignolo silty clay loam* has a storie index rating of 30 and a land capability of IVs nonirrigated and IIIs irrigated.

The proposed site is currently under the California Land Conservation Act and is subject to Williamson Act contract No. 72-C1-0457. The proposed project would subdivide the existing 45.35-acre parcel into two (2) 22.70-acre parcels. Pursuant to Government Code Section 51222, parcels are presumed large enough to sustain their agricultural use if the land is at least 10.00 acres in size, and the proposed 22.70-acre parcels meet this minimum size requirement to maintain agricultural viability. If approved, this subdivision is not expected to significantly impact the surrounding properties and will not be a conversion of prime farmland as the General Plan designation and zoning designation will remain the same. 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 list the giant garter snake (*Thamnophis gigas*), Swainson's hawk (*Buteo swainsoni*), and the Suisun Marsh aster (*aster lentus*) as rare, endangered, or threatened species as potentially occurring in or near the project area. 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.

5. Noise

5.a. The subject parcel is flag lot, and a portion of the flag lies within the 65dB Ldn noise contour for Stockton Terminal and Eastern Railway. However, the portion of the parcel that is in the noise contour is for the proposed access. Therefore, noise impacts are anticipated to be less than significant.

8. Utilities and Public Services

8.a. This project is a Minor Subdivision application to subdivide an existing 45.35-acre parcel into two (2) parcels, each to contain 22.70-acres as approved with Variance application No. PA-1800216. The resulting parcels of the subdivision will not be required to be served by public services. Water will be provided by an on-site well. Sewer services will be through a septic system. Storm water drainage will be retained on-site. The Department of Public Works and the Environmental Health Department will determine the feasibility of these systems.

9. Transportation/Circulation

9. a. The Department of Public Works has determined that the proposed subdivision will not significantly increase the traffic levels in the area as the proposed project is not expected to exceed fifty vehicles during any hour. Projects that have a traffic volume that is less than 50 trips per hour have a less than significant impact on traffic.

13. Land Use

13. a. & b. The project site is under the California Land Conservation Act, and subdividing the parcel into two (2) 22.70-acre parcels would result in parcels that are large enough to sustain the agricultural viability of the parcels. The property has a General Plan designation of General Agriculture (A/G) and a zoning of AG-40 (General Agriculture, 40-acre minimum). The proposed subdivision may be conditionally permitted with an approved Minor Subdivision application because Variance application No. PA-1800216 was approved to permit parcels 22.70-acres in size. The surrounding land uses are primarily agricultural with scattered residences. The Zoning and the General Plan for the project site will continue to remain the same if the project is approved

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, and Special Purpose Plans in the vicinity. Referrals have been sent to the San Joaquin Farm Bureau and the Department of Conservation for review.

