

2019079052

MITIGATED 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: Site Approval application NO. PA-1900012 (SA)

PROPONENT: Edgar Ruiz

PROJECT LOCATION: The project site is located on the west side of Report Avenue, 600 feet south of Waterloo Road, Stockton. (APN/Address: 143-140-34 / 1811 North Report Avenue, Stockton) (Supervisory District: 2)

PROJECT DESCRIPTION: A Site Approval application for a roofing company to be developed on a 0.27-acre parcel in the Limited Industrial (I-L) zone. The project includes the construction of a 490 square foot office building and a 1,000 square foot storage building. No work will be conducted outdoors. The operation will take place five (5) days per week, seven (7) hours per day, with a maximum of five (5) employees on site. The parcel will be served by public sewer and public water. Storm drainage will be retained on-site. Access to the parcel will be off of Report Avenue. 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: 7/15/19

Contact Person: Frank Girardi

Phone: (209) 468-8469



**INITIAL STUDY (ATTACHMENT)
PA-1900012 (SA)
EDGAR RUIZ/ CONSUELO SERRANO**

PROJECT DESCRIPTION: A Site Approval application for a roofing company to be developed on a 0.27-acre parcel in the Limited Industrial (I-L) zone. The project includes the construction of a 490 square foot office building and a 1,000 square foot storage building. No work will be conducted outdoors. The operation will take place five (5) days per week, seven (7) hours per day, with a maximum of five (5) employees on site. The parcel will be served by public sewer and public water. Stormwater drainage will be retained on site. Access to the parcel will be off of Report Avenue. This parcel is not under a Williamson Act contract. (Use type: Construction Services – Light). The project site is located on the west side of Report Avenue, 600 feet south of Waterloo 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: 143-140-34

ACRES: 0.27 acres

GENERAL PLAN: I/L

ZONING: I-L

CURRENT SITE CONDITIONS (topography, uses): Relatively flat, vacant parcel

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): A roofing company with a 490 square foot office building and a 1,000 square foot storage building.

SURROUNDING LAND USES:

North: Limited Industrial/General Commercial/Waterloo Road

South: Limited Industrial

East: Limited Industrial/ ST RT 99/Warehouse Industrial

West: 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: 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 (Levee) 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-1900012 (SA).

Prepared by: **Frank Girardi**



Title: **Associate Planner**

Date: **July 15, 2019**

INITIAL STUDY (ATTACHMENT)
PA-1900012
EDGAR RUIZ/ CONSUELO SERRANO

PROJECT DESCRIPTION A Site Approval application for a roofing company to be developed on a 0.27-acre parcel in the Limited Industrial (I-L) zone. The project includes the construction of a 490 square foot office building and a 1,000 square foot storage building. No work will be conducted outdoors. The operation will take place five (5) days per week, seven (7) hours per day, with a maximum of five (5) employees on site. The parcel will be served by public sewer and public water. Stormwater drainage will be retained on site. Access to the parcel will be off of Report Avenue. The project site is located on the west side of Report Avenue, 600 feet south of Waterloo Road, Stockton.

ENVIRONMENTAL ISSUES:

1. Water

1.a.&c. The project site is located in the Flood Zone X (levee) designation. If approved any new developments will have to comply with Development Title Section 9-1605 regarding flood hazards. A referral has been sent to the Department of Public Works, Flood Control Division. If approved, any new underlying project will have to comply with Development Title Section 9-1605 regarding flood hazards.

The project site is located in an open water uplands wetland area with lakes and ponds and seasonal wetlands. However, the project area does not appear to be within this area. A referral was sent to the Army Corp of Engineers on February 8, 2019.

3. Plant/Animal Life

3. a. & b. The Natural Diversity Database lists the following rare, endangered, or threatened species as potentially occurring in or near the project area: the *Thamnophis gigas* (Giant garter snake); *Buteo swainsoni* (Swainson hawk); *Atriplex joaquiniana* (san joaquin spearscale); *Cordylanthus palmatus* (palmate-bracted bird's-beak); *Sagittaria sanfordii* (Sanford's arrowhead); and *California macrophyllum* (round-leaved filaree). Referrals have been sent to the San Joaquin County 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. The proposed project is for a roofing company to include the construction of 1,490 square feet of buildings. All maneuvering areas will be paved to prevent the generation of dust. A referral was sent to the San Joaquin Valley Air Pollution Control District. The 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 of air quality will be less than significant.

5. Noise

5.a. The project is for a roofing company. The parcel does not lie within a 65 decibel (dB) noise contour and is adjacent to industrial uses to the north, south, and east. However, there are residences located along the western perimeter of the project site. The nearest residence is located 40 feet west of the project site. Pursuant to Development Title Section 9-1025.9(a)(1), a residential use is a noise sensitive land use. The site will operate 5 days per week (Monday through Friday) from 9:00 a.m. to 4 p.m., and all construction activities will be performed offsite. As such, any impacts from the proposed project on the adjacent land uses are or expected to be less than significant. Additionally, screening standards require a masonry wall to be constructed along the western property lines adjacent to residential properties. Therefore, any impacts due to noise will be reduced to a less-than-significant level.

8. Utilities and Public Services

8. a. The project will be served by California Water Service for water and East Stockton Sanitary Sewer Project for sewer. California Water Service has submitted a "will-serve" letter dated March 1, 2017 stating that Cal Water will provide potable water for the project and the City of Stockton submitted a letter dated November 17, 2017, stating that the City of Stockton will provide sewer service for the project. The applicant is also proposing an onsite stormwater basin and the Department of Public Works will determine the feasibility of the onsite stormwater basin. Therefore, the impact on public services will be less than significant.

9. Transportation and Circulation

9.a. The proposed project is a roofing company to include the construction of 1,490 feet of buildings. The site will operate 5 days per week (Monday through Friday) from 9:00 a.m. to 4 p.m. with a maximum of five (5) employees. The Department of Public Works states that the proposed project would have a less than a significant impact on traffic on local streets because the development project is not expected to exceed fifty (50) vehicle trips per hour. Projects that have a traffic volume that is less than fifty (50) trips per hour have a less than significant impact on traffic.

13. Land Use

13.a.&b. The proposed project is for a roofing company to include the construction of 1,490 square feet of buildings. The Construction Services – Light use type may be conditionally permitted in the I-L (Limited Industrial) zone with an approved Site Approval application. The proposed project will not set any significant land use precedents in the area or be a growth-inducing action. The proposed project is not in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plans in the vicinity.