



SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

FILE NO: PA-1800207

PROJECT/APPLICANT: Hill / Buildings Unlimited

PROJECT DESCRIPTION: A Site Approval application for a truck parking facility to include a 5,800 square foot maintenance shop and office and parking for five (5) trucks and thirteen (13) trailers. (Use Type: Truck Sales and Services – Parking) The project site is located on the east side of North Tracy Boulevard, 1,100 feet south of West Linne Road, Tracy.

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: 253-120-53

ACRES: 3.94

GENERAL PLAN: I/G

ZONING: I-G

CURRENT SITE CONDITIONS (topography, uses): Relatively flat parcel, three (3) existing buildings, two (2) to be removed and one (1) to be replaced.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): A proposed 5,400 square foot building and parking for five (5) trucks and thirteen (13) trailers.

SURROUNDING LAND USES:

North: Industrial, City of Tracy

South: Teichert quarry

East: Teichert quarry

West: City of Tracy, Tracy Municipal Airport

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 of Tracy

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 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.

16. Mandatory Findings of Significance:

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

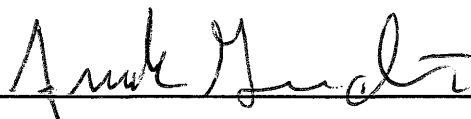
- a. Does the project have the potential to degrade the quality of the environment or curtail the diversity in the environment? Yes No
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? Yes No
- c. Does the project have impacts which 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.)

See Initial Study Attachment PA-1800207.

Prepared by: Frank Girardi



Title: Associate Planner

Date: July 15, 2019

INITIAL STUDY (ATTACHMENT)
PA-1800207
Hill / Buildings Unlimited

PROJECT DESCRIPTION: A Site Approval application for a truck parking facility to include a 5,800 square foot maintenance shop and office and parking for five (5) trucks and thirteen (13) trailers. The property has a General Plan designation of General Industrial (I/G) and is zoned General Industrial (I-G). The project site is located on the east side of North Tracy Boulevard, 1,100 feet south of West Linne Road, Tracy.

Environmental Issues

3. Plant and Animal Life

3.a.&b. The Natural Diversity Database lists the *Vulpus macrotis mutica* (San Joaquin kit fox) as a rare, endangered, or threatened species potentially occurring in the area near the site. 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 to establish a truck parking facility with a 5,200 square foot maintenance and office building and parking for 5 trucks and 13 trailers. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. The applicant will be required to meet existing requirements for emissions and dust control as established by SJVAPCD. The project was referred to the SJVAPCD for review on August 24, 2018. As a condition of approval, the project will be subject to the District's rules and regulations to mitigate for any impacts on air quality. Therefore, any impacts to air quality will be reduced to less than significant.

5. Noise

5. a. The parcel falls within the 65dB noise contour for S. Tracy Blvd. The 65 dB contour line along S. Tracy Blvd. 99 is located 79 feet from the side of the roadway pursuant to the Background Report, 2035 General Plan, Table 15-8. The applicant is proposing a truck parking facility for 5 trucks and 13 trailers that includes a 5,200 square foot maintenance and office building. Pursuant to Development Title Table 9-1025.9, the Truck Sales and Services – Parking use type is not a noise sensitive use type. The parcel is surrounded by other industrial uses as well as the airport and quarry sites. Therefore, surrounding noise sources impacting the parcel and noise generated by the project are not expected to result in significant impacts.

8. Utilities and Public Services

8.a.&b. The project will not be required to be served by public services. Development Title provisions allow development projects on existing vacant parcels that are over two (2) acres in size to be served by an onsite septic system and onsite water well. For this project, 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 Environmental Health Department and the Department of Public Works will determine the feasibility of these systems. Therefore, the impact on public services will be less than significant.

9. Transportation / Circulation

9.a. The project proposes a truck parking facility for 5 trucks and 13 trailers that includes a 5,200 square foot maintenance and office building. The project site is located on the east side of South Tracy Boulevard, 1,100 feet south of West Linne Road, in Tracy. The facility will operate five (5) days per week, nine (9) hours per day and will employ ten (10) people. Referrals were mailed to the Department of Public Works and the California Highway Patrol on August 24, 2018 for review. A traffic technical memo dated March 27, 2019 was prepared by TJKM and submitted to the Department of Public Works for review. The Department of Public Works has determined that the addition of the facility will not significantly increase the traffic levels in the area as the development project is not expected to exceed fifty vehicles during any hour. .

9.d. The project site falls within the comprehensive airport land use plan boundaries for the Tracy Metropolitan Airport and is located in Zones 1 (Runway Protection Zone), 2 (Inner Approach/Departure Zone), and 3 (Inner Turning Zone). The nearest runway is located approximately 885 feet southwest of the project site. The project applicant shall abide by the applicable Airport Land Use Plan for the Tracy Metropolitan Airport. Referrals have been sent to the Federal Aviation Administration, the California State Division of Aeronautics, and the San Joaquin County Council of Governments Airport Land Use Commission for review.

13. Land Use

13.a.&b The proposed project is a truck parking facility for 5 trucks and 13 trailers that includes a 5,200 square foot maintenance and office building. The use type for the project is Truck Sales and Services - Parking which may be conditionally permitted in the I-G (General Industrial) zone with an approved Site Approval application. Therefore, the project is consistent with existing land use plans, is not a growth-inducing action, and policies and approval of the project will not set a significant land use precedent in the area. There are no applicable Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.