



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Memorandum

Date: November 4, 2020
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2020110063
Site Approval No. PA-2000072

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached documents for more specific information. All other project information remains the same.



**APPLICATION REFERRAL:
Staff Review with Notice**

Revised
Revised Project Description

Project Planner: Alisa Goulart Phone: (209) 468-0222 FAX: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000072 (SA)**

PROPERTY OWNER:	Blyden LP 3239 W. Ashlan Ave. Fresno, CA 93722	APPLICANTS:	IGRA Investments Inc. 62 N. Sierra Madre St. Mountain House, CA 95391	Dillon & Murphy PO Box 2180 Lodi, CA 95241-2180
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PROJECT DESCRIPTION: A Site Approval application to develop an existing 4.55-acre lot in 2 phases over 4 years. Phase 1 to include a 5,940 square foot convenience store and quick-serve restaurant with drive-thru, a 4,323 square foot carwash, a 5,335 square foot canopy with 8 gas dispensers for automobiles, and 2 canopies (1,386 square feet each) with 8 gas dispensers for tractor-trailers. Phase 2 to include a 2,637 square foot building to house a Starbucks coffee shop with drive-thru and a fast food restaurant. (Use Type: Gasoline Sales – Combination; Eating Establishment - Convenience). The business proposes to operate 24 hours per day, 7 days per week. The applicant is also proposing a modification to the sign ordinance to permit a pylon sign with a maximum height of 100 feet and a maximum surface area of 300 square feet, to be located on the northeast corner of the property. The project will be served by the City of Stockton for sanitary sewer service and will utilize a private onsite well and onsite stormwater retention pond.

The Property is zoned C-G (General Commercial) and the General Plan designation is C/G (General Commercial).

PROJECT LOCATION: The project site is on the southwest corner of N. Wilson Way and E. McAllen Rd., Stockton. (APN/Address: 132-020-22/4343 N. Wilson Way, Stockton) (Supervisorial District: 2)

ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than December 1, 2020. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: November 3, 2020

TO:

SJC Supervisor: District 2	Caltrans – District 10	US Fish & Wildlife
SJC Building Division / Plan Check	CA Highway Patrol	Builders Exchange
SJC Environmental Health	CA Regional Water Quality Control Board	Building Industry Association
SJC Fire Prevention Bureau	Central Valley Flood Protection Board	Buena Vista Rancheria
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Public Works	CA Native American Heritage Commission	California Tribal TANF Partnership
SJC Sheriff Communications Director	Stockton East Water District	North Valley Yokuts Tribe
City of Stockton	PG&E, AT&T	United Auburn Indian Community
Stockton Unified School District	California Water Service Company	Carpenters Union
Waterloo-Morada Fire District	Stockton Sewer Service	Haley Flying Service
Air Pollution Control District	Central California Traction Railroad	Precissi Flying Service
San Joaquin Council of Governments	Federal Emergency Management Agency	Sierra Club

INITIAL STUDY/NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Dillon & Murphy

PROJECT TITLE/FILE NUMBER(S): PA-2000072 (SA)

PROJECT DESCRIPTION: A Site Approval application to develop an existing 4.55-acre lot in 2 phases over 4 years. Phase 1 to include a 5,940 square foot convenience store and quick-serve restaurant with drive-thru, a 4,323 square foot carwash, a 5,335 square foot canopy with 8 gas dispensers for automobiles, and 2 canopies (1,386 square feet each) with 8 gas dispensers for tractor-trailers. Phase 2 to include a 2,637 square foot building to house a Starbucks coffee shop with drive-thru and a fast food restaurant. (Use Type: Gasoline Sales – Combination; Eating Establishment - Convenience). The business proposes to operate 24 hours per day, 7 days per week. The applicant is also proposing a modification to the sign ordinance to permit a pylon sign with a maximum height of 100 feet and a maximum surface area of 300 square feet, to be located on the northeast corner of the property. The project will be served by the City of Stockton for sanitary sewer service and will utilize a private onsite well and onsite stormwater retention pond.

The project site is located on the southwest corner of North Wilson Way and East McAllen Road, Stockton.

ASSESSORS PARCEL NO.: 132-020-22

ACRES: 4.55 acre

GENERAL PLAN: C/G

ZONING: C-G

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
A 21,000 square foot commercial development to include a gas station, convenience store, restaurants, and carwash.

SURROUNDING LAND USES:

NORTH: Agricultural; Residential

SOUTH: Commercial; Industrial; Stockton Diverting Canal; City of Stockton

EAST: Industrial; CCT; State Route 99

WEST: Agricultural; Residential; City of Stockton

REFERENCES AND SOURCES FOR 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. 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. (*Traffic Impact Analysis for 3434 N. Wilson Way Development*) Copies of these reports can be found by contacting the Community Development Department.

TRIBAL CULTURAL RESOURCES:

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No.

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): Enter concern(s).

2. Will the project require approval or permits by agencies other than the County?

Yes No

Agency name(s): Enter agency name(s).

3. Is the project within the Sphere of Influence, or within two miles, of any city?

Yes No

City: **Stockton**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "**Potentially Significant Impact**" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

11/4/2020
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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I. AESTHETICS.

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-c) The proposed project is a gas station complex with convenience store, restaurants, and carwash. The applicant is also requesting a sign modification to permit a freestanding pole sign that is 100 feet tall with 300 square feet of sign face. The proposed project is located on Wilson Way, in an industrially developed area, 0.25 miles west of State Route 99 in Stockton. The proposed development is consistent with existing development in the area. Pursuant to San Joaquin County General Plan 2035 Natural and Cultural Resources Element Figure NCR-1 (page 3.4-13), this section of Wilson Way is not designated as a Scenic Route. Therefore, the project's impact on a scenic vista or resources, and on other regulations governing scenic quality will be less than significant.
- d) The proposed project includes a gas station complex to include a convenience store, restaurants, and a carwash. The facility will require outdoor parking area lighting, but, pursuant to Development Title Section 9-1025.5(g)(4), the outdoor lighting will be conditioned to be confined to the premises, allowing no spillover beyond the property lines. As a result, the project is expected to have a less than significant impact from new sources of light or glare on day or nighttime views in the area.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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II. AGRICULTURE AND FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-e) The subject property is not identified or designated as Prime or Unique Farmland or as Farmland of Statewide Importance on maps provided by the California Department of Conservation's Farmland Mapping and Monitoring Program. The subject property is designated as Urban and Built-up Land, which is further described as land occupied by structures with a building density of at least one (1) unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, and other developed purposes. The subject property is zoned General Commercial (C-G) and is located within an existing commercial and industrial area. The area does not have forest land. The area to the north of the parcel is zoned Urban Agriculture and neither zoning nor the agricultural uses will change with approval of this project. Therefore, the proposed project will not convert important farmland to non-agricultural use or forest land to non-forest use, conflict with agricultural or forestland zoning or a Williamson Act Contract, or result in loss of forest land.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The proposed project is a Site Approval Application for a gas station complex with convenience store, restaurants, and carwash, with construction of approximately 21,000 square feet total. The San Joaquin Valley Unified 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. As a Condition of Approval, the project will be subject to the Districts rule and regulations. As a result, any impacts to air quality will be reduced to less-than-significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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IV. BIOLOGICAL RESOURCES.

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The California Department of Fish and Wildlife Natural Diversity Database lists *Athene cunicularia* (burrowing owl), *Buteo swainsoni* (Swainson's hawk), and *Thamnophis gigas* (giant garter snake) as rare, endangered, or threatened species or habitat located on or near the site for the proposed project. Referrals have been sent to the San Joaquin Council of Governments (SJCOG), the agency responsible for verifying the correct implementation of the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP), which provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. Pursuant to the Final EIR/EIS for 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.

SJCOG responded to this project referral that the project is subject to the SJMSCP. The applicant has confirmed his intention to participate in the SJMSCP therefore, this application, a gas station complex to include a convenience store, restaurants, and a carwash, will be conditioned to participate in the SJMSCP. With the applicant's participation, the proposed project will be consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

- b-c) The project site is not located in a riparian habitat as there is no river, stream or other waterway on the site, nor is it within an identified protected wetland, therefore the project is expected to have no impact on riparian habitat or wetlands.
- d) The project's impact on resident or migratory wildlife corridors will be reduced to less than significant because the project applicant will participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.
- e) The projects impact on protected biological resources will be reduced to less than significant because the project applicant will participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

The project site is not expected to interfere with local policies protecting biological resources because the applicant will be required to comply with the County's policy regarding Native Oak Trees, Heritage Oak Trees, or Historical Trees. If any such trees exist on the property, the project will be conditioned to protect and/or provide for replacement of the trees. In this way, any impact to protected biological resources will be reduced to less than significant.

- f) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because the project applicant will participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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V. CULTURAL RESOURCES.

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The proposed project, a gas station complex to include convenience store, restaurants, and carwash totaling 21,000 square feet, is expected to have no impact on Cultural Resources as there are no resources on the project site that are listed or are eligible for listing on a local register, the California Register of Historic Places, or National Register of Historic Places.
- c) In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5). At the time of development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations. In this manner, any disturbance to human remains will be reduced to less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VI. ENERGY.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. These standards are updated periodically by the California Energy Commission. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to the proposed project ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and preventing any conflict with state or local plans for energy efficiency and renewable energy.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VII. GEOLOGY AND SOILS.

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil and create direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The geology of San Joaquin County is composed of high organic alluvium, which is susceptible to earthquake movement. The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. All recommendations from a soils report must be incorporated into the construction plans. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant.
- b) The project will not result in substantial soil erosion or the loss of topsoil because all grading of the project site will require a grading permit and will be subject to the provisions of the Building Department. Therefore, the grading will be done under permit and inspection by the San Joaquin County Community Development Department's Building Division. As a result, impacts to soil erosion or loss of topsoil will be less than significant.

- c-d) The project site is relatively flat terrain where landslides have not historically been an issue. A soils report will be required for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. Therefore, any risks resulting from being located on an unstable unit will be reduced to less than significant.
- e) The project will be served by a public sanitary sewer system.
- f) The project area has not been determined to contain significant historic or prehistoric archeological artifacts that could be disturbed by project construction, therefore, the project is not expected to impact unique paleontological resources or sites or geologic features.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

a-b) Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project’s GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

As noted previously, the proposed project will be subject to the rules and regulations of the SJVAPCD. The SJVAPCD has adopted the *Guidance for Valley Land- use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*.¹¹ The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards, the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems, the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. As such, the analysis herein is limited to discussion of long-term operational GHG emissions.

¹¹ San Joaquin Valley Air Pollution Control District. *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. December 17, 2009. San Joaquin Valley Air Pollution Control District. *District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-c) The proposed project is a gas station complex to include a convenience store, restaurants, and a carwash. The nearest school is 0.7 miles from the proposed project site. Construction activities for the project typically involve the use of toxic or hazardous materials such as paint, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid potential health and safety risks associated with hazardous materials. Hazardous materials such as are used at a gas station will be used and stored on site. The San Joaquin County Environmental Health Department (EHD) requires the owner/operator to report to the California Environmental Reporting System (CERS) before any hazardous materials/waste can be stored or used onsite. The existing regulatory framework for the transport and use of any hazardous materials will ensure any impact is less than significant.
- d) The project site is not listed as a hazardous materials site on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and, therefore, the project will not result in creating a significant hazard to the public or the environment.

- e) The project site is not located within an airport land use plan nor within two miles of a public airport. The project site is located approximately 7 miles north of the nearest runway. Therefore, impacts on the project from an airport are expected to be less than significant.
- f) The project site is 4.5 acres in size and is currently undeveloped. The project, a gas station complex to include a convenience store, restaurants, and a carwash, is predicted to generate 6,000 trips per day. The site plan depicts 2 driveways on the north side of the site on McAllen Road and 2 driveways on the east side of the site on Wilson Way. Any roadway improvements required by the Department of Public Works will be conditions of approval for the project. Therefore, the project's impact on emergency plans is expected to be less than significant.
- g) Pursuant to the California Building code requirement, the project structure will have fire sprinklers installed inside the structure for safety. Implementation of this safety standard will result in any impact to people or structures from wildland fires being less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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X. HYDROLOGY AND WATER QUALITY.

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The proposed project is a gas station complex with convenience store, restaurants, and carwash. The project is proposing use of an onsite private well. The project will be served by a public sewer system through the City of Stockton. The Environmental Health Department requires that the well be constructed to meet Public Water well standards. With these standards in place, the project’s impact on surface and ground water is anticipated to be less than significant.
- c-e) The proposed project does not propose any substantial alteration to a drainage pattern, stream or river. All development projects are required by the Development Title to provide drainage facilities to contain the storm water runoff on site and to prevent offsite sediment transport. The project will be conditioned by the Department of Public Works to provide drainage facilities in accordance with the San Joaquin County Development Standards.

The proposed project plan calls for storm water to be retained in on-site retention basins. Public Works requires that retention basin capacity be calculated and submitted along with a drainage plan for review and approval, prior to release of a building permit. Additionally, the Public Works department requires that the applicant submit a “Storm Water

Pollution Prevention Plan” (SWPPP) to Public Works for review. A copy of the approved SWPPP and all required records, updates, test results and inspection reports must be maintained on the construction site and be available for review upon request. The applicant will also be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State “General Permit for Storm Water Discharges Associated with Construction Activity”. The post construction chapter of the SWPPP must identify expected pollutants and how they will be prevented from entering the storm system. The chapter must also contain a maintenance plan, a spill plan, and a training plan for all employees on proper use, handling and disposal of potential pollutants.

With the project thus conditioned, impacts from drainage are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XI. LAND USE AND PLANNING.

Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The construction and operation of the proposed project will not physically divide an established community. The project is an orderly extension of the commercial development that is established within the commercial corridor in the urban community of Stockton and the project is a commercial use adjacent to properties zoned for commercial use. Therefore, the project's impact on an established community would be less than significant.
- b) The proposed project is a gas station complex with convenience store, restaurants, and carwash. The project parcel is zoned General Commercial (C-G) and the project use type, Gasoline Sales - Combination, may be conditionally permitted in the C-G zone with an approved Site Approval application. The proposed project is consistent with all land use policies and regulations of the County Development Code and 2035 General Plan, therefore, the project's impact on the environment due to land use conflict is expected to be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XII. MINERAL RESOURCES.

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-b) The proposed project, a gas station complex with convenience store, restaurants, and carwash, will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain minerals of significance or known mineral resources. San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. The project site in Stockton has been classified as MRZ-1. The San Joaquin County General Plan 2035 Volume II, Chapter 10-Mineral Resources, Table 10-7, defines MRZ-1 as “Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.” Therefore, the project will not result in the loss of mineral resources or mineral resource recovery sites within the region and in the Stockton community.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIII. NOISE.

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The proposed project is a gas station complex with convenience store, restaurants, and carwash. The project site is located 1,100 feet west of State Route 99 and is adjacent to commercially, industrially, and agriculturally zoned properties. The nearest conforming single family residence is located on the adjacent parcel to the west, with the residence located approximately 35 feet from the property line. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. To reduce any possible increase in ambient noise levels to noise sensitive residential properties, Development Title Section 9-1022.4 requires commercial projects that abut a residential zone or a conforming residential use, to be screened using a solid masonry wall six to seven feet in height erected along the abutting property line. Additionally, Development Title Section 9-410.5(b)(1)(2) requires that side and rear yards of lots within the commercial zones must be increased to a minimum of twenty (20) feet when abutting property that is developed with conforming residential uses. Therefore, the project will be conditioned to require a solid masonry wall six to seven feet in height along the eastern property line and a side yard setback on the eastern property line of twenty (20) feet.

Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. Therefore, with the separation created with the required masonry wall, the 20 foot side yard setback from the residential properties, as well as the maximum sound level which to which the project will be required to comply, any possible increase in ambient noise levels in the vicinity of the project are expected to be less than significant.

b) The project site is located on N. Wilson Way, 1,100 feet west of State Route 99. The 2035 General Plan classifies this segment of Wilson Way as a Minor Arterial road which is defined as a principal network for through traffic within, and between, communities, carrying 25,000 to 45,000 trips per day, and consisting of 2 to 4 lanes. This segment of Wilson Way is an approved STAA route and is included in the National Networks for STAA trucks. Properties to the south and east are developed with industrial facilities. All of these factors contribute to existing groundborne vibrations and noise. Any groundborne vibrations or noise generated by the proposed project will not be excessive nor have a significant impact on the already impacted surrounding area.

c) The project site is approximately 7 miles from the nearest airport and is not located within an airport land use plan. Any impacts resulting from proximity to an airport are expected to be less than significant.

XIV. POPULATION AND HOUSING.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The proposed project will not induce substantial population growth in the area either directly or indirectly because the project site is in a commercial zone. The proposed project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere because the project site is currently vacant and the zoning will remain the same if the project is approved. Additionally, the proposed project will not create a significant demand for housing. Therefore, the project’s impact on population and housing is expected to be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The proposed project is a gas station complex with convenience store, restaurants, and carwash. The project site is located in the Waterloo Morada Fire District and in the Stockton Unified School District. Both agencies were provided with the project proposal and invited to respond with any concerns or conditions. A response was not received from either agency. The project site is served by the San Joaquin County Sheriff's Office. The office was provided with the project proposal and invited to respond with any concerns or conditions. A response was not received from that office. As proposed, the project is not anticipated to result in a need for a substantial change to, or a significant impact on, public services.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVI. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

a-b) This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will not generate any new residential units and the impacts to parks generated by the employees of this project will be minimal. This project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, because the type of project proposed, a retail store, will not result in an increased demand for recreational facilities. Therefore, the project will have no impact on recreation facilities.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVII. TRANSPORTATION.

Would the project:

a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The proposed project will not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, etc., because the conditions of approval will include conditions to mitigate any conflict. The proposed gas station is located on the southwest corner of N. Wilson Way and E. McAllen Road, and will operate twenty-four hours per day, seven days a week. A referral was sent to the San Joaquin County Department of Public Works on July 31, 2020. The Department responded in a letter dated August 17, 2020 that a traffic study is required to determine the impacts and mitigation of the proposed project. Any mitigation required by the Department will be included in the conditions for the project. Therefore, the project's impact on the circulation system is expected to be less than significant.
- b) The project was screened out from completing a Vehicle Miles Traveled (VMT) analysis based on the square footage of buildings proposed for this project. Therefore, this project is anticipated to have a less than significant impact on traffic. The conditions from the Department of Public Works will ensure that the traffic impacts from the project on existing roadways will be less than significant.
- c) The Department of Public Works includes in its conditions, the requirement that the proposed eastern driveway on McAllen Road be limited to no left in, no left out turning movements. Additionally, the conditions require that the traffic signal at Wilson Way and Newton Road be reprogrammed per the recommendations of the traffic study. With these conditions from the Department of Public Works, any hazards from curves or intersections will be reduced to less than significant.
- d) The proposed project has adequate access from N. Wilson Way and E. McAllen Road that provides for adequate access for emergency equipment. The Department of Public Works, in its conditions, requires that the all driveway approaches be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 13. Pursuant to Development Title Section 9-1015.5(h)(1), access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. With these required improvements, the project's impact on emergency access is expected to be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

a) This project is located in the urban community of Stockton, 0.25 mile south of the Calaveras River, in a developed area. The project is a gasoline station complex to include a convenience store, restaurants, and carwash, resulting in the construction of approximately 21,000 square feet of structures. Referrals were sent July 31, 2020 to the California Tribal TANF Partnership, the California Native American Heritage Commission, the California Valley Miwok Tribe, the North Valley Yokuts Tribe, and the United Auburn Indian Community. No requests for consult were received as a result of the referral, and a response from the Buena Vista Tribe stating there was no objection to the project was received. At the time of development, If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If Human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The project will utilize an onsite private well as well as a retention pond for storm water. The City of Stockton will supply public sanitary sewer service. The Department of Public Works requires that drainage facilities be provided in accordance with the San Joaquin County Development Standards. Therefore the project will not require new public facilities for these services.
- b) The project will be served by an onsite private well. The Environmental Health Department requires that the well be constructed to meet Public Water well standards.
- c) The project will be served by a public sewer system through the City of Stockton.
- d-e) The project is a gas station complex to include a convenience store, restaurants, and carwash. As proposed, the project is not anticipated to generate solid waste in excess of State and local standards.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The project location is in the urban community of Stockton, CA. The project area is not identified as by the CDF as a Fire Hazard Severity Zone and is unmapped by the CDF. Therefore, no impacts from wildfires on the project are expected.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

a) The proposed project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no identified historic or prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area.

The applicant has confirmed that he will participate in the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP), which provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. With the applicant's participation, the proposed project is consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant

b) The project is not expected to have cumulatively considerable impacts. Less than significant impacts to air quality, biological resources, traffic, and hydrology have been identified. Any potential impacts will be adequately addressed through conditions of approval and compliance with existing laws and regulations.

c) The project does not have environmental effects which will cause substantial adverse effects on human beings.

BUILDING DATA:

STRUCTURE	CBC OCCUP.	TYPE OF CONST.	AREA
CAR WASH GROSS AREA			4,323 S.F.
STRUCTURE	B	VB	4,100 S.F.
STRUCTURE	B	VB	223 S.F.
CONVENIENCE STORE/QSR(TBD)			5,940 S.F.
C-STORE	M	VB	2,786 S.F.
QSR	A2	VB	2,572 S.F.
COMMON AREA	B	VB	582 S.F.
STARBUCKS (PHASE 2)	A2	VB	1,319 S.F.
FAST FOOD (PHASE 2)	A2	VB	1,318 S.F.
AUTO CANOPY	M	IB	5,335 S.F.
TRUCK CANOPY #1	M	VB	1,386 S.F.
TRUCK CANOPY #2	M	VB	1,386 S.F.

FLOOR TO AREA RATIO:

TOTAL SITE AREA	198,198 S.F.
TOTAL AREA OF SITE: (6.5%)	12,900 S.F.
TOTAL AREA OF BLDGS:	
CARWASH	4,323 S.F.
CONVENIENCE STORE/QSR(TBD)	5,940 S.F.
STARBUCKS/ FAST FOOD	2,786 S.F.
LANDSCAPING DATA:	
TOTAL AREA OF LANDSCAPING:	44,342.4 SF
PERCENTAGE OF SITE LANDSCAPED:	22.3%
PARKING DATA: PARKING RATIO PER GROSS SF OF BLDG AND SP PER EMPLOYEE	
BUILDING AREA	
CONVENIENCE STORE/QSR(TBD) (4:1000)+(0.67/EMPLOYEE)	23,670/1,000 +0.67*13= 32
CARWASH (2:1000)+(0.67/EMPLOYEE)	8,200/1,000 +0.67*4= 11
STARBUCKS/ FAST FOOD (5:1000)+(0.67/EMPLOYEE)	13,185/1,000 +0.67*10= 20
TOTAL PARKING REQUIRED =	63
BICYCLE PARKING (1:20 SP. REQ.)=	3

BUILDING AREA	
REGULAR SPACES	= 43
VAN ACCESSIBLE SPACES	= 2
ACCESSIBLE E. SPACES	= 3
AIR/WATER	= 1
CLEAN AIR VEHICLE	= 1
ELECTRIC VEHICLE CHARGING STATION	= 1
ACCESSIBLE ELECTRICAL VEHICLE CHARGING	= 1
VACUUM SPACES	= 16
ACCESSIBLE VACUUM SPACES	= 1
TOTAL =	= 70
BICYCLE PARKING	= 6

AUTO FUELING CANOPY (HAS 16 FUELING POSITIONS)= N/A
TRUCK #1 FUELING CANOPY (HAS 3 FUELING POSITIONS)=N/A
TRUCK #2 FUELING CANOPY (HAS 3 FUELING POSITIONS)= N/A

OWNER
BLYDEN LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
3265 W. ASHLAN AVE.
FRESNO, CA. 93772
(925) 724-8010

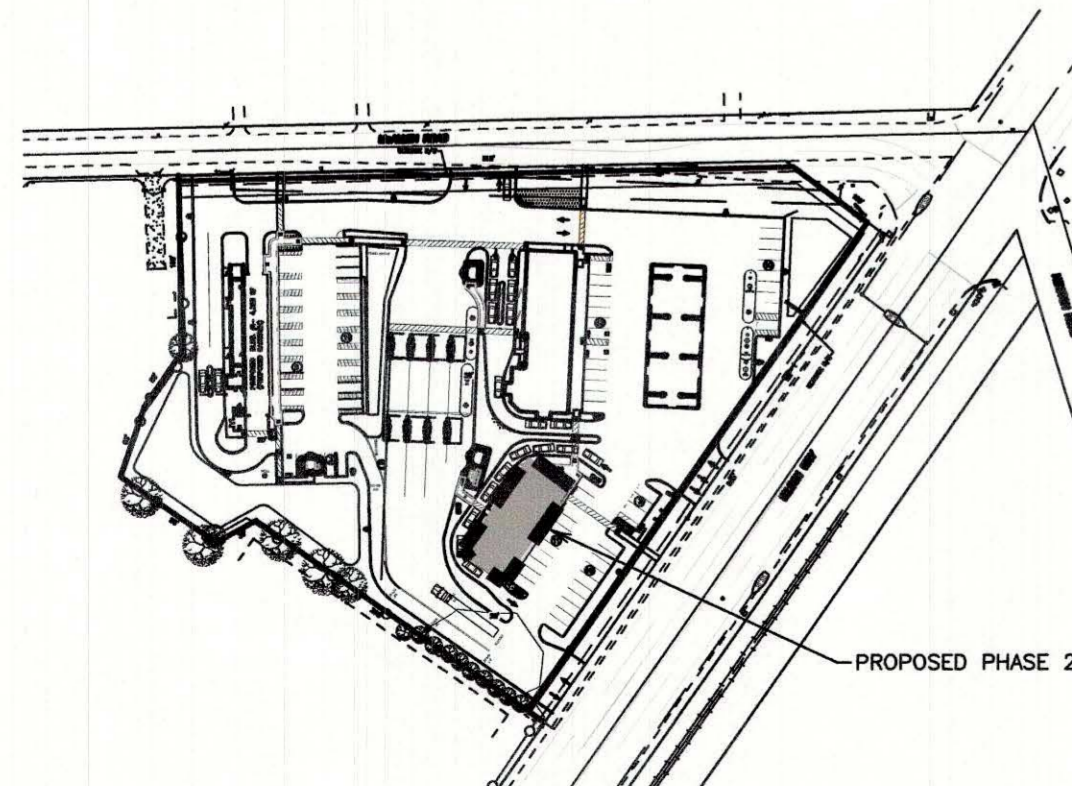
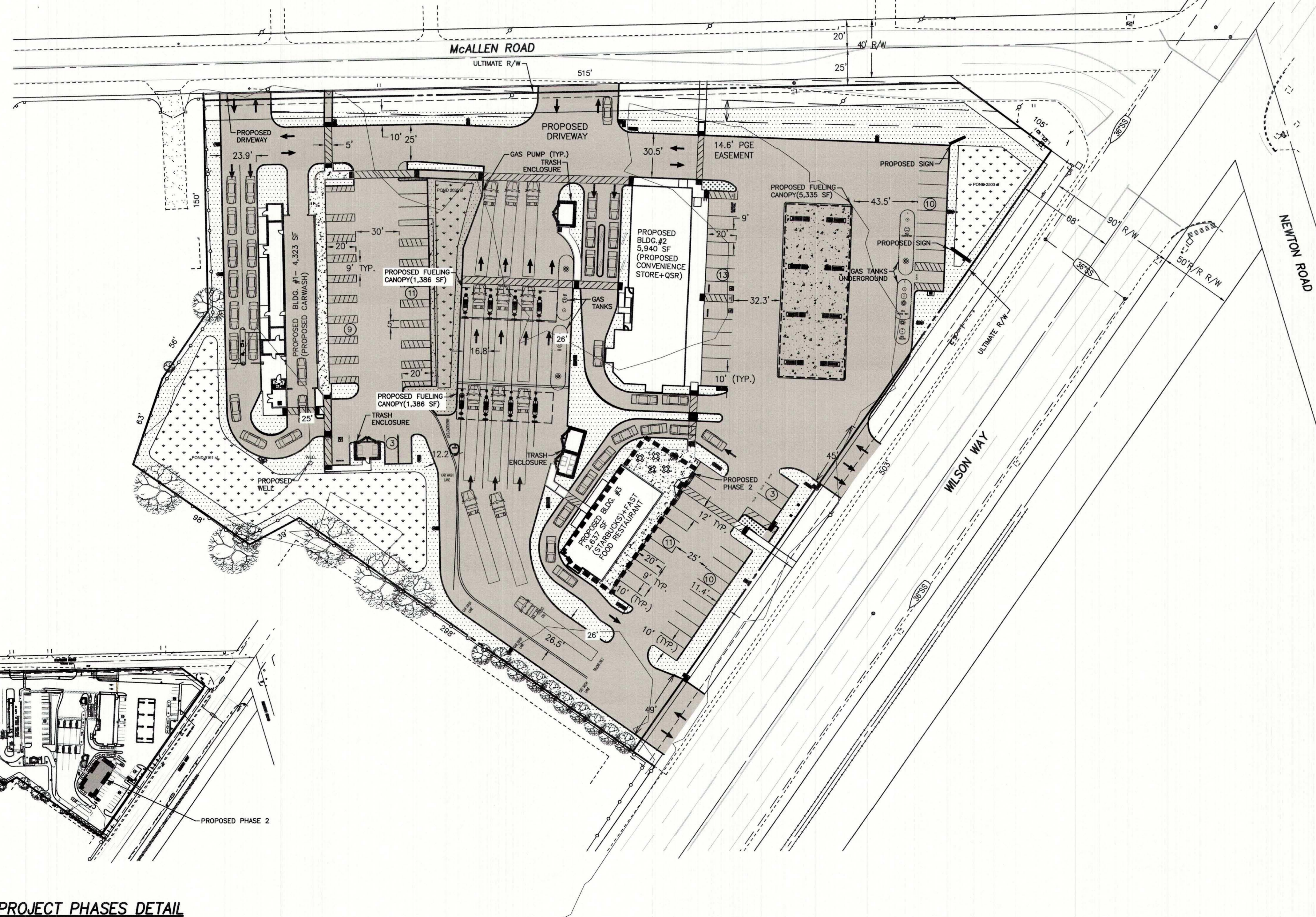
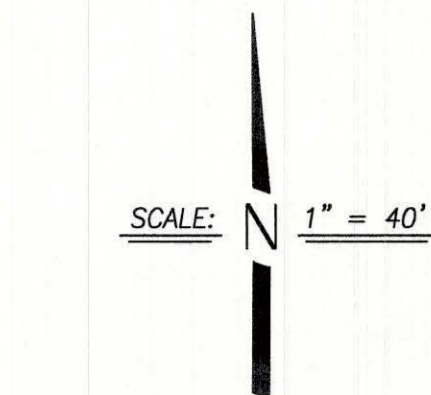
ENGINEER
DILLON & MURPHY
P.O. BOX 2180
847 N. CLIFF AVENUE
SUITE A
LODI, CA. 95241
(209) 334-6613

NOTES

- APN:132-020-22
- WATER:PRIVATE (WELL)
- SANITARY SEWER: CITY OF STOCKTON
- STORM DRAINAGE:PRIVATE (POND)
- SITE ADDRESS:4343 N. WILSON WAY STOCKTON, CA. 95205
- FLOOD ZONE: ZONE X, PANEL # 06077C0460F OCTOBER 16, 2009
- ALL IMPROVEMENTS ARE EXISTING,UNLESS NOTED.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THERE SHALL BE A 10' PERIMETER OF LANDSCAPING ALONG THE PROPERTY LINE ABUTTING THE ROAD RIGHT OF WAY.
- PROPOSED POND SLOPES SHALL NOT EXCEED 2:1.
- TOTAL PARKING SPACES 70, (6 DA STALL).
- ALL END STALLS SHALL BE 10' WIDE.
- ZONING: CG- GENERAL COMMERCIAL
- ALL IMPROVEMENTS SHALL BE PHASE 1, EXCEPT THE PROPOSED 2,637 SF BUILDING WHICH WILL BE PHASE 2 TO BE BUILT IN YEAR 4.

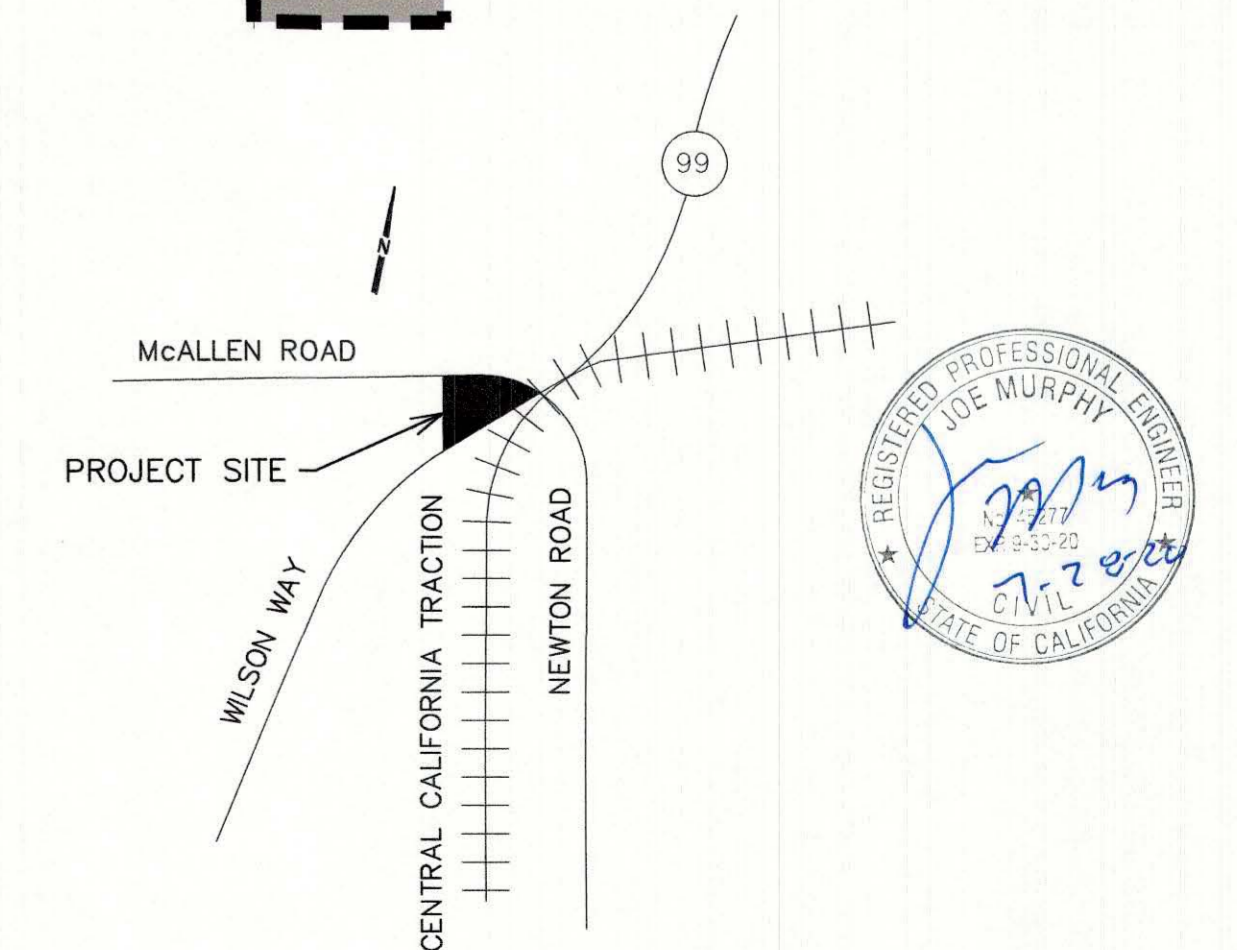
LEGEND

- | | |
|---------------------|----------------------------|
| DA | DISABLED ACCESS |
| EX | EXISTING |
| R/W | RIGHT OF WAY |
| R/R | RAILROAD |
| SS | SEWER |
| SF | SQUARE FEET |
| W | WATER |
| -14'- | EXISTING CONTOUR |
| [Pattern] | PROPOSED ASPHALT CONCRETE |
| [Pattern] | EXISTING ASPHALT CONCRETE |
| [Pattern] | PROPOSED CONCRETE |
| [Pattern] | PROPOSED LANDSCAPING |
| [Tree Symbol] | EXISTING TREE |
| [X Symbol] | PROPOSED FENCE |
| [Dot Symbol] | PROPOSED LIGHTPOLE |
| [OH Symbol] | EX. OVERHEAD LINE |
| [GL Symbol] | EX. GAS LINE |
| [CL Symbol] | EX. CENTERLINE |
| [Hatched Symbol] | PROPOSED DA PATH-OF-TRAVEL |
| [Dashed Box Symbol] | PROPOSED PHASE 2 |



PROJECT PHASES DETAIL

N.T.S.



VICINITY MAP
N.T.S.

