

INITIAL STUDY/MITIGATED 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: Redeeming Way LLC/Dillon & Murphy

Project Title/File Number(s): PA-2000217 (GP), PA-2200021 (ZR), PA-2000218 (SU), PA-2200070 (WC)

Project Description: This project includes four applications to be processed concurrently, including a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation, as described below:

PA-2000217: A General Plan Amendment to change the General Plan Designation of a 14.5-acre portion of a 78.78-acre parcel from A/UR (Agriculture Urban Reserve) to R/VL (Very Low Density Residential).

PA-2200021: A Zone Reclassification to change the zoning designation of the same 14.5-acre portion of a 78.78-acre parcel from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-VL (Very Low Density Residential).

PA-2000218: A Major Subdivision to divide the same 14.5-acre parcel into a maximum of 26 residential lots, ranging in size from 17,000 square feet to 34,500 square feet. The remaining 64.28 acres will be subdivided into one 20-acre agricultural lot to the south of the residential subdivision and one 44.28-acre agricultural lot to the north of the residential subdivision. The proposed residential lots will utilize the provisions of Development Title Section 9-203.030(a)(1)(E) for lot size averaging and will be served by Woodbridge Sanitary District for sewer, and by the Mokelumne Acres Maintenance District for water and stormwater drainage services. The subdivision will be accessed through 2 points: An existing access road (Rivermist Drive) to the east and a new access road connecting to Woodbridge Road to the south and crossing the Woodbridge Irrigation Canal with a new vehicle bridge. The new access road will be constructed across a 1.57-acre portion of the proposed 20-acre agricultural lot, the majority of which is currently under Williamson Act Contract No. WA-71-C1-0332.

PA-2200070: A Williamson Act Cancellation to cancel a 1.56-acre portion of Williamson Act Contract No. WA-71-C1-0332 on APN: 015-020-26. This parcel, located south of the primary project site, will be utilized to provide access from Woodbridge Road. The Cancellation includes only the portion of the property and contract that will be impacted by development of the roadway.

The project site is located at the west terminus of Rivermist Drive, 120 feet west of Windwood Drive, Woodbridge.

Assessor’s Parcel No(s): 015-020-02, -56, -57, -64, & -65

Acres: 78.78

General Plan: A/UR (Agriculture Urban Reserve); OS/RC (Resource Conservation)

Zoning: AU-20 (Agriculture Urban Reserve); AG-40 (General Agriculture)

Potential Population, Number of Dwelling Units, or Square Footage of Use(s):

A subdivision including 26 residential parcels with the potential for one primary residence and accessory structures, including one accessory dwelling unit, on each parcel.

Surrounding Land Uses:

- North:** Agricultural with scattered residences
- South:** Agriculture with scattered residences, City of Lodi
- East:** Residential, golf course/recreation, Mokelumne River
- West:** Agriculture with scattered residences

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 (5/7/21); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application. 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):

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

Yes No

Agency name(s): 2. Local Agency Formation Commission (LAFCo)

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

Yes No

City: Lodi

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.

Alisa Goulart

 Alisa Goulart
 Associate Planner

1/25/2024

 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.

ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>I. Aesthetics.</u>					
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and 2 agricultural lots. The site of the proposed residential subdivision is currently planted in vineyard, and is not located along a scenic route. The project site is not located adjacent to existing public roadways or facilities and is immediately adjacent to similar residential development to the east. As a result, the development is anticipated to have no impact on aesthetics.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation. These applications include converting the existing General Plan designation and Zone of a 14.5-acre portion of a 78.78-acre parcel from agricultural designations to residential designations and will result in a 26-parcel residential subdivision and 2 agricultural lots.

Pursuant to the Farmland Mapping and Monitoring Program, the project parcels are identified as P (Prime Farmland). Since this project proposes to change the General Plan designation and zoning of a portion of the parcel from an agricultural to a nonagricultural use, agricultural mitigation will be required. Pursuant to Development Title Section 9-701.040, agricultural mitigation shall be satisfied by granting a farmland conservation easement or other farmland conservation mechanism set forth in San Joaquin County Development Title Section 9-701.040 to or for the benefit of

a Qualifying Entity. The number of acres of agricultural mitigation land shall be at least equal to the number of acres that will be changed to a nonagricultural use (1:1 ratio).

Although the portion of the parcel proposed for a residential subdivision (APN 015-020-56) is not under Williamson Act Contract, another portion of the parcel (APN: 015-020-26), proposed as an agricultural lot, is the site of the proposed access road to the residential subdivision from Woodbridge Road and is under Williamson Act Contract (WA-71-C1-0332). The access road will serve the residential subdivision, and a residential subdivision is not a permitted use on contracted lands. As a result, the applicant has applied to cancel the Williamson Act Contract for the 1.56-acre roadway.

In order to approve a Williamson Act contract cancellation, one of two findings and the corresponding subfindings must be made in the affirmative. These findings are discussed in detail below. Referrals have been sent to the Department of Conservation and the San Joaquin Farm Bureau for review.

Findings

1. That the cancellation is consistent with the purposes of the Williamson Act; or
2. That the cancellation is in the public interest.

Both of these findings include subfindings that the Board must also make. The following is an analysis of the required findings that the cancellation is consistent with the purposes of the Williamson Act.

1. That the cancellation is consistent with the purposes of the Williamson Act because:
 - a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.

This subfinding can be made because the landowner has served a Notice of Nonrenewal pursuant to Section 51245 of the Government Code. The Community Development Department accepted an application for a Notice of Nonrenewal (PA-2200069) on April 4, 2022 for the 1.56-acre portion of APN: 015-020-26 proposed for cancellation.

- b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.

This subfinding can be made because the underlying project is for the development of an access road for a 26-lot residential subdivision. The remainder of the parcel and contracted area will remain in agricultural production. Additionally, the subject parcel is located within the Urban Community of Woodbridge, and has been planned for development since adoption of the 2035 General Plan by the San Joaquin County Board of Supervisors in 2016. The development of this site will ensure logical urban development and create a minimal impact on agricultural properties not planned for future residential development.

- c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.

This subfinding can be made because the cancellation has been applied for to facilitate a Major Subdivision application for the development of a 26-lot residential subdivision. The project site is located within the unincorporated Urban Community of Woodbridge, and the parcels are currently zoned AU-20, which is intended as a holding zone for properties planned for urban development. With access to public services including sewer, water, and stormwater drainage, the site is now acceptable for urban development, and the proposed General Plan Amendment and Zone Reclassification to a residential classification is reasonable and beneficial at this time. The proposed 26-lot subdivision is consistent with the proposed R-VL (Very Low Density Residential) zone.

- d. The cancellation will not result in discontinuous patterns of urban development.

This subfinding can be made because the project site is located in the unincorporated Urban Community of Woodbridge, which is planned for urban development under the 2035 General Plan. The project site is immediately adjacent to existing residential development, and the proposed subdivision and residential development will logically continue the pattern of urban

development in Woodbridge.

- e. There is no proximate noncontracted land which is both available and suitable for the use which is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

This subfinding can be made because this parcel is the only parcel that can provide the necessary secondary access to the proposed subdivision and residential development. Pursuant to Development Title 9-608.150(b), any private right-of-way that serves more than twelve (12) lots shall have a secondary method of access. As a result, the access driveway, as proposed, is required by the Development Title. Proximate noncontracted land is limited, and there is not a more suitable alternative.

- 2. The cancellation is in the public interest because:

- a. Other public concerns substantially outweigh the objectives of the Williamson Act.

This subfinding cannot be made because the Cancellation will facilitate access to the proposed residential subdivision. The Development Title (Section 9-608.150[b]) requires secondary access for residential subdivisions over 12 lots, and, as a result, the proposed subdivision must provide secondary access. As proposed, the access driveway is minimally invasive, removing only 1.56-acres from contract, and no other access is feasible. Therefore, the public concerns outweigh the objectives of the Williamson Act.

- b. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

This subfinding can be made because most properties in the area are under a California Land Conservation Act contract. Proximate noncontracted land is limited, and there is not a more suitable alternative that includes use of proximate noncontracted land for the development of the proposed access road.

Because both Findings can be made in the affirmative, the Community Development Department tentatively intends to take this cancellation application to the Planning Commission with a recommendation of approval. The Planning Commission will make a recommendation for approving or denying the request for cancellation, which will be forwarded to the Board of Supervisors. The Board of Supervisors will either deny the request or approve the cancellation with conditions and contingencies. Before the Board can execute a final Certificate of Cancellation, the cancellation fee must be paid and any additional conditions and/or contingencies imposed by the Board must be satisfied.

Although the project site is currently agriculturally designated and zoned, the parcel is within the Urban Community of Woodbridge, and is located immediately adjacent to similar residential development. Further, the Agriculture Urban Reserve designation and zone are intended areas currently undeveloped or used for agricultural production that are in the logical path of development around an Urban Community or City Fringe Area. Previously, without access to the necessary urban services, including sewer, water, and stormwater drainage, the site was not projected for urban development. However, at this time, the applicant has submitted will-serve letters from the Woodbridge Sanitary District for sewer and the Mokelumne Acres Water District for water and storm drainage.

Additionally, the site is not located within a forest land or timberland 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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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) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. A referral has been sent to the San Joaquin County Air Pollution Control District (SJVAPCD), which was established by the State of California in an effort to control and minimize air pollution. The development will be required to meet the standards of the SJVAPCD. Therefore, this project will have a less than significant impact on air quality.

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:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots.

The California Department of Fish and Wildlife Natural Diversity Database lists *buteo swainsoni* (Swanson's Hawk) *Lepidurus packardi* (vernal pool tadpole shrimp), and *Pogonichthys macrolepidotus* (Sacramento Splittail) as rare, endangered, or threatened species or habitat located near the project area. A referral was sent to the San Joaquin Council of Governments (SJCOG), the agency responsible for verifying the correct implementation of the San Joaquin 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 the 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 underlying project to a less-than-significant level.

- b-c) Any wetlands on the subject lot are located on the north portion that will be left as an undeveloped, agricultural lot. The subject property proposed for a residential subdivision has no riparian habitat or wetlands located within its boundaries, therefore the proposed project will have no impact on riparian habitat or wetlands.

- d-f) The proposed project is not expected to have any impact on resident or migratory species or conflict with preservation or conservation policies, but the subsequent residential development will be subject to the SJMSCP in order to reduce impacts to biological resources to a less than significant level.

	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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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-c) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. Should human remains be discovered during any ground disturbing activities during subsequent residential or commercial development, all work shall stop immediately in the vicinity (e.g. 100 feet) of the finds until they can be verified. The County coroner shall be immediately contacted in accordance with Health and Safety Code section 7050.5(b). Protocol and requirements outlined in Health and Safety Code sections 7050.5(b) and 7050.5(c) as well as Public Resources Code section 5097.98 shall be followed. Therefore, impacts to cultural resources will be less-than-significant as a result of this project.

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:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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 any subsequent residential development to ensure that any impacts to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be reduced to less-than-significant and help to prevent 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
<u>VII. Geology And Soils.</u>					
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The project will have no impact on seismic-related ground issues because 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. The applicant provided a Will-Serve letter from the Woodbridge Sanitary District to serve the project site with public sewer service.
- c-d) The project site contains expansive soil. The development will be required to submit a soils report for grading and foundations. All recommendations from a soils report must be incorporated into the construction plans. Therefore, impacts related to soil stability and expansive soils will be less-than-significant.

- e) The applicant provided will-serve letters for sewer from the Woodbridge Sanitary District and from San Joaquin County for Mokelumne Acres for water and storm drainage. Therefore, there will be no impact related to soils and septic tanks or alternative wastewater disposal systems.
- f) According to the County's General Plan EIR (County of San Joaquin 2014), several paleontological specimens have been discovered in the County. The vast majority of paleontological specimens from San Joaquin County have been found in rock formations in the foothills of the Diablo Mountain Range. However, remains of extinct animals such as mammoth could be found virtually anywhere in the County, especially along watercourses such as the San Joaquin River and its tributaries. The proposed project site is not located within close proximity to these known fossil-bearing features. Given the project's distance from any known fossil-bearing features, impacts from subsequent residential development associated with paleontological resources is anticipated 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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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"/> |
| 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"/> |

Impact Discussion:

- a-b) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. Emissions of GHG's 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.

Estimated GHG emissions attributable to subsequent 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 (MTCO_{2e}/yr).

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*.¹ 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.

¹ 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*. December 17, 2009

IX. Hazards and Hazardous Materials.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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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 type="checkbox"/> | <input checked="" 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) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. The project would not result in, create or induce hazards and associated risks to the public, and the underlying, subsequent residential and commercial development will be subject to the rules and requirements of the Environmental Health Department related to hazardous materials and waste that would reduce any potential impacts to less-than-significant.
- d) The project site is not included on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5. Therefore, the project would have no impact as a result.
- e) The project site is not located in an airport land use plan or within 2 miles from an airport. Therefore, the project would have no impact as a result.
- f) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act

Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. Adequate access can be provided for subsequent development via existing Rivermist Drive and the proposed access road connecting to Woodbridge Road to provide for safe evacuation and adequate access for emergency equipment. Therefore, the project will have a less-than-significant impact on emergency response and evacuation.

- g) The project location is in the unincorporated Urban Community of Woodbridge, which is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire threat as determined from CDF-FRAP fuels and hazard data. Therefore, the impact of wildfires on the project, or on any subsequent development at the project site, 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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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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. The applicant provided a will-serve letter for public water service from San Joaquin County Public Works for Mokelumne Acres. Therefore, no impact on groundwater is anticipated.
- c) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. The applicant provided a will-serve letter for public stormwater drainage service from San Joaquin County for Mokelumne Acres. Any necessary drainage improvements will be required as conditions of the construction and grading to be performed under permit from the Building Department.
- d-e) The project site is not located within a tsunami or seiche zone. According to the FEMA Flood Risk Map, the project site is located within Zone A and Zone X (500). If approved, any subsequent residential development will have to

comply with Development Title Section 9-1605 regarding flood hazards. Therefore, no impacts associated with flooding, tsunamis, or seiches would occur. The project also will not result in a risk of release of pollutants due to project inundation or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Referrals have been sent to the Federal Emergency Management Agency and the Central California Water Quality Control Board for review.

	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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. The project site is located within the unincorporated Urban Community of Woodbridge, immediately adjacent to similar residential development. No component of any permitted future development will result in a physically divided established community. The proposed project will not be in conflict with any existing or planned uses or set a significant land use precedent. The proposed project is also not in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County
- b) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots that will be consistent with the 2035 General Plan. The project site is located within the unincorporated Urban Community of Woodbridge, adjacent to existing similar residential development.

The current zoning for the residential subdivision project site is AU-20 (Agriculture, Urban Reserve) which allows for agricultural uses. The proposed change in General Plan designation and zoning will change the allowed use to a non-agricultural use; Therefore, agricultural mitigation will be required. Pursuant to Development Title Section 9-701.040, agricultural mitigation shall be satisfied by granting a farmland conservation easement or other farmland conservation mechanism set forth in San Joaquin County Development Title Section 9-701.040 to or for the benefit of a Qualifying Entity. The number of acres of agricultural mitigation land shall be at least equal to the number of acres that will be changed to a nonagricultural use (1:1 ratio).

In order for the project to be approved, the proposed changes must be shown to be consistent with the General Plan and the Development Title. Pursuant to the 2035 General Plan, the proposed Very Low-Density Residential (R-VL) classification generally provides a physical transition between the outer edges of urban areas and agricultural and open space areas. The Very Low-Density Residential designation generally applies to the edges of Urban Communities and City Fringe Areas and around sensitive natural resources within communities. Typical building types include large-lot single family homes in a rural setting. (General Plan, 3.1 Community Development Element, pg. 3.1-29). As noted above, the project parcel is located within the unincorporated Urban Community of Woodbridge and is adjacent to existing and future residential development projects.

In order to approve tentative maps and zone reclassifications, the General Plan requires that minimum standards be met for water, wastewater, and stormwater drainage system improvements (pgs. 3.2-37, 39, 41). The applicant has submitted will serve letters for water, sewer, and stormwater from the Woodbridge Sanitation District and San Joaquin County Public Works for Mokelumne Acres, stating that they have capacities to accept the applicant's subsequent development and can issue a "Will Serve Permit" upon submittal of construction design plans. Therefore, the standards for services can be met.

The proposed changes must also be shown to be consistent with the Development Title. Pursuant to Development Title Section 9-808.050, prior to approving an application for a Zone Reclassification, the Planning Commission and Board of Supervisors shall determine that the proposed zone is consistent with the General Plan, any applicable Master Plans, and any applicable Specific Plan, and that the proposed zone district is reasonable and beneficial at the time. The proposed Zone Reclassification and underlying subsequent residential development is consistent with the General Plan and Development Title because the proposed Very Low Density Residential (R-VL) zone is an implementing

zones for the proposed Very Low Density Residential (R/VL) General Plan land use designation. Therefore, the project is consistent with the General Plan.

Finally, the proposed applications are reasonable and beneficial at this time because public water, sewer, and storm drain services are available at the site. Public services are a requirement for the Zone Reclassification applications. Additionally, approving the Zone Reclassification will permit applications for residential development, which is consistent with the proposed Very Low Density Residential (R-VL) zone and with the surrounding residential uses. No land use plan, policy, or regulation needs to be adopted for the purpose of avoiding or mitigating an environmental effect which could, in turn, cause a significant environmental impact. Therefore, the proposed applications are consistent with the General Plan and Development Title and are anticipated to have a less-than-significant impact on land use and planning.

	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 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 is not in an area designated as a MRZ, and there is currently no mining activity in the area. The surrounding area is developed with agricultural, residential, and commercial uses. Therefore, the proposed project application will have no impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County.

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 type="checkbox"/> | <input checked="" 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-c) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. The subsequent development projects may have equipment utilized in the grading of the site that will temporarily increase the area's ambient noise levels, and will be required to comply with the County's Noise Ordinance, including Development Title Section 9-1025.9 (c) (3) which states that: Noise sources associated with construction are exempt from the provisions of the Noise Ordinance provided such activities do not take place before 6:00 a.m. or after 9:00 p.m. on any day. Therefore, noise generation from the underlying development is anticipated 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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XIV. Population and Housing.

Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. Although the project will increase housing availability, the project site is located within an area planned for future residential development. Therefore, the proposed project will not result in unplanned population growth. The site is currently planted in vineyard, and the development will not displace any existing housing.

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) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots.

The Woodbridge Fire Department provides the existing fire protection service. The development must provide adequate fire access, water supply (fire hydrants), and fire protections systems. Additionally, law enforcement protection will continue to be provided by the San Joaquin County Sheriff's Department, and school services will continue to be provided by the Lodi Unified School District. Referrals were sent to each service provider for review. There are no parks in the vicinity, and impacts to public services are expected to be less-than-significant, if this application is approved.

	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 checked="" type="checkbox"/>	<input 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) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. A referral has been sent to the County's General Services Department that manages the County's Parks and Recreation Department. The residential development is subject to any Parks and Recreation Department Requirements related to the development of additional park areas or paying in lieu park fees, as appropriate. As a result, the project is expected to have a less-than-signification impact in relation to substantial physical deterioration of park facilities.
- b) No recreational facilities are currently proposed with the development. Therefore, the project is anticipated to have no impact related to the construction or expansion of recreational facilities with an adverse physical effect on the environment.

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 type="checkbox"/> | <input checked="" 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-c) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots. Access is proposed via typical connections at Rivermist Drive and a new access road from Woodbridge Road. Rivermist Drive already serves neighboring residential uses. The proposed new access road must meet the design requirements set forth by the Department of Public Works. Therefore, the project is anticipated to have a less-than-significant impact on circulation and will not substantially increase hazards due to geometric design features or incompatible uses. Additionally, the project will have a less-than significant-impact on vehicle miles travelled. A project referral was sent to the Department of Public Works for review.
- d) The Woodbridge Fire Department provides the existing fire protection service, and the development must meet all Department requirements for fire access. As a result, the project is anticipated to have adequate emergency access and create a less-than-significant impact.

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 includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots.

Referrals were sent to several local tribes for review. At the time of development for subsequent projects, 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, and the builder 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. As a result, the impact to tribal cultural resources is anticipated 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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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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-c) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots.

The applicant has submitted will serve letters from the Woodbridge Sanitary District for sewer and San Joaquin County Public Works Department for Mokelumne Acres for water and storm drainage. Each agency has stated that they have capacity to serve the applicant's subsequent residential and commercial development. Therefore, the standards for services are expected to be met and the project is anticipated to have a less-than-significant impact on utilities and service systems.

d) The development is not anticipated to generate solid waste in excess of State and local standards, and will be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, the project will has a less-than-significant impact.

	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The project location is not located within a Fire Hazard Severity Zone or a Very High Fire Hazard Severity Zone according to the Local Responsibility and State Responsibility Area maps by the California Department of Forestry and Fire Protection (CAL FIRE 2020). Therefore, the impact of wildfires on the project 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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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 type="checkbox"/>	<input checked="" 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?

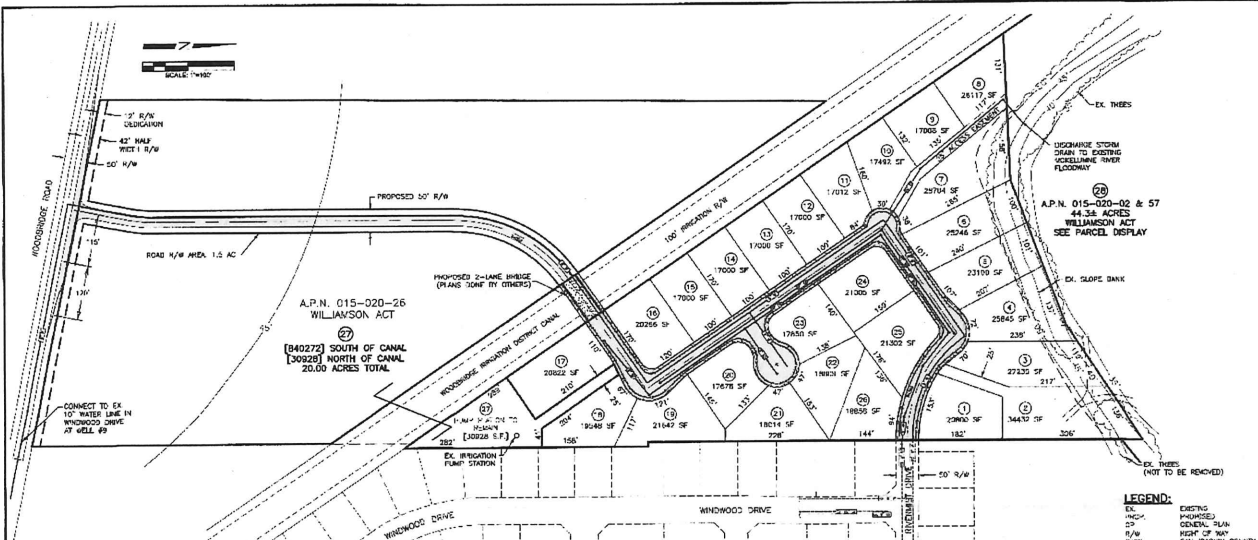
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

a-c) This project includes a General Plan Amendment, Zone Reclassification, Major Subdivision, and Williamson Act Cancellation that will result in a 26-parcel residential subdivision and two agricultural lots.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or surrounding area, nor have cumulatively considerable impacts been identified. The project also is not anticipated to have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, since mitigation measures have been identified in areas where a potentially significant impact has been identified and these measures will reduce these impacts to a less-than-significant level.

REVISED TENTATIVE MAP
 REDEEMING WAY
 PA 2000218
 SEPTEMBER 2023

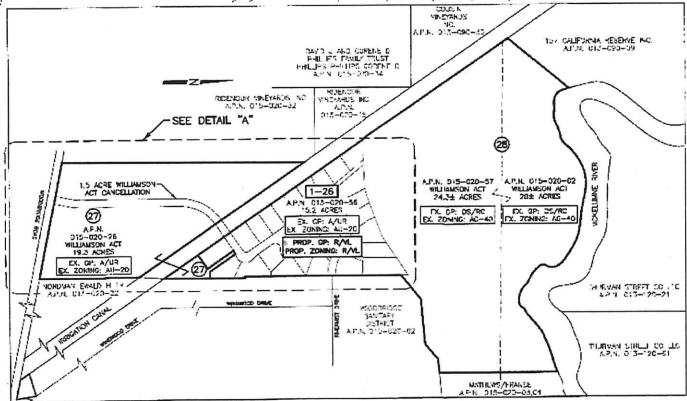
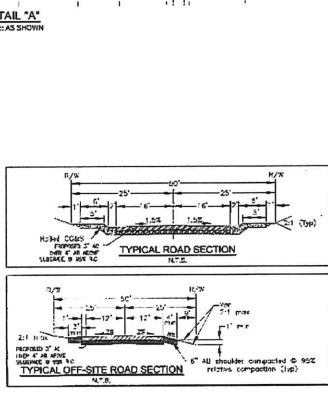


- OWNER**
 REDEEMING WAY I.C. D/O JV DRAINS
 P.O. BOX 805
 WOODBRIDGE, CA 92694
 (925) 861-5770
- ENGINEER**
 DILLON & MURPHY
 P.O. BOX 2185
 807 N. GILBEY AVENUE, SUITE A2
 WOODBRIDGE, CA 92694
 (925) 338-6611
- NOTES**
- AREA 015-020-02, 21, 24, 25 & 27
 - WATER SAN JOAQUIN COUNTY
 - SANITARY SEWER WOODBRIDGE SANITARY DISTRICT
 - STORM DRAINAGE SAN JOAQUIN COUNTY
 - SEE ADDRESS 26 AND 4/3 WEST WOODBRIDGE ROAD 2004, CA 92694
 - FROM ZONING CODE 4.41 AND 4.2
 - NON-RESIDENTIAL USE (OCTOBER 14, 2001)
 - FILE DISTRICT WOODBRIDGE
 - SUBJECT DISTRICT LOCAL NUMBER
 - PHONE 35-30000 AFBT
 - 35-3000000000000000
 - FILE DISTRICT WOODBRIDGE
 - MUNICIPAL ADVISORY COUNCIL WOODBRIDGE
 - PALMING GENERAL PLAN A/PAL AND 02/RC
 - PROPOSED GENERAL PLAN R/W, A/PAL, AND 02/RC
 - EXISTING ZONING 24-2C, 40-2C-40
 - PROPOSED ZONING 4-11, 40-2C AND 40-40

TABLE - LOT AREA

LOT NO.	AREA - S.F.
1	20,800
2	34,432
3	27,235
4	25,845
5	23,190
6	25,246
7	26,704
8	26,117
9	7,208
10	7,242
11	17,212
12	7,500
13	7,300
14	7,500
15	17,200
16	20,268
17	20,875
18	13,540
19	71,642
20	17,578
21	13,014
22	18,609
23	17,850
24	21,000
25	27,300
26	18,858
TOTAL	348,870
2002-S.F.	27,000
AVE-AC	548

- LEGEND:**
- EX. EXISTING
 - PROPOSED
 - GENERAL PLAN
 - R/W RIGHT OF WAY
 - SAN JOAQUIN COUNTY
 - EX. UTILITIES
 - PROPOSED UTILITIES
 - ASPH. PAVEMENT
 - EX. CONCRETE
 - PROP. CONCRETE



DILLON & MURPHY ENGINEERING
 807 N. GILBEY AVENUE
 SUITE A2, WOODBRIDGE, CA 92694
 (925) 338-6611

REDEEMING WAY SUBDIVISION

TENTATIVE MAP
 REVISED SEPTEMBER 2023

WOODBRIDGE, CALIFORNIA
 SEPTEMBER 1, 2023

REV. NO.	DESCRIPTION	DATE	BY	APP. BY	SCALE	1" = 100'	GRAPHIC	DATE	BY	APP. BY