



DECEMBER 13, 2023

VIA EMAIL: GSANFILIPPO@SJGOV.ORG

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
GIUSEPPE SANFILIPPO, SENIOR PLANNER
1810 E HAZELTON AVENUE
STOCKTON, CA 95205



Dear Mr. Sanfilippo:

MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT NO. PA-2100226, ZONE RECLASSIFICATION NO. PA-2100227, AND USE PERMIT NO. PA-2100228 PROJECT, SCH# 2023110411

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Mitigated Negative Declaration for the General Plan Amendment No. PA-2100226, Zone Reclassification No. PA-2100227, and Use Permit No. PA-2100228 Project (Project).

The Division monitors and maps farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. Public Resources Code, section 614, subdivision (b) authorizes the Department to provide soil conservation advisory services to local governments, including review of CEQA documents.

Protection of the state's agricultural land resources is part of the Department's mission and central to many of its programs. The CEQA process gives the Department an opportunity to acknowledge the value of the resource, identify areas of Department interest, and offer information on how to assess potential impacts or mitigation opportunities.

The Department respects local decision-making by informing the CEQA process, and is not taking a position or providing legal or policy interpretation.

We offer the following comments for consideration with respect to the project's potential impacts on agricultural land and resources within the Department's purview.

PROJECT ATTRIBUTES

The proposed project is comprised of three components, a General Plan Map Amendment (PA-2100226) and Zone Reclassification (PA- 1 | 2100227) application to amend the General Plan land use designation from General Agriculture (A/G) to Truck Terminal (I/T) and to change the zoning classification from General Agriculture (A-G) to

Truck Terminal (I-T). The project is submitted concurrently with Use Permit application No. PA-2100228 (UP), a Use Permit application to establish the use of Truck Sales and Services - Terminals.

The Use Permit will be completed in two phases. Phase One, with permits issued within 36 months, includes the construction of a 1,000 square foot guard house, a 2,800 square foot fueling station, an 80 square foot scale building, a 4,900 square foot maintenance shop, and the conversion of an existing 900 square foot residential home to a caretaker's unit. Phase Two, with permits issued within 5 years to include the construction of three covered parking structures totaling 72,300 square feet. The project is proposing a total of 711 truck and trailer parking spaces. The project proposes a new well, new septic system, and new on-site retention pond for storm drainage.

The project site contains Prime Farmland and Farmland of Statewide Importance as designated by DOC's Farmland Mapping and Monitoring Program.

PROJECT CONSIDERATIONS

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Proposed mitigation measures for impacted agricultural lands within the proposed project area.

MITIGATING AGRICULTURAL LAND LOSS OR CONVERSION

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. An agricultural conservation easement is one potential method for mitigating loss or conversion of agricultural land. (See Cal. Code Regs., tit. 14, § 15370 [mitigation includes "compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements."]; see also *King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814.)

Mitigation through agricultural conservation easements can take at least two forms: the outright purchase of easements or the donation of mitigation fees to a local, regional,

or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural easements. The conversion of agricultural land may be viewed as an impact of at least regional significance. Hence, the search for replacement lands may not need to be limited strictly to lands within the project's surrounding area. A helpful source for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

[California Council of Land Trusts](#)

Of course, the use of conservation easements is only one form of mitigation, and the Department urges consideration of any other feasible measures necessary to mitigate project impacts.

Thank you for giving us the opportunity to comment on the Mitigated Negative Declaration for the General Plan Amendment No. PA-2100226, Zone Reclassification No. PA-2100227, and Use Permit No. PA-2100228 Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

Sincerely,



Monique Wilber
Conservation Program Support Supervisor