

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: Crystal K. Hicks

PROJECT TITLE/FILE NUMBER(S): PA-2200277 (GP), PA-2200278 (ZR), PA-2300162 (AUP)

PROJECT DESCRIPTION: This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

The project site is located on the northwest corner of North Lilac Street and East Augusta Street, Woodbridge.

ASSESSOR PARCEL NO.: 015-450-11, 015-450-10

ACRES: 2.12 acres

GENERAL PLAN: C/C (Community Commercial),

ZONING: C-C (Community Commercial) P-F (Public Facilities)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):

The construction of a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit. Four existing residences are proposed to remain and the demolition of four single family residences.

SURROUNDING LAND USES:

NORTH: Woodbridge golf and country club, and Mokelumne River

SOUTH: Medium Density Residential and City of Lodi,

EAST: Medium Density Residential, Commercial and Mokelumne River,

WEST: Medium Density Residential, Low Density Residences and Agricultural 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 (December 28, 2023), 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): 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: **City of 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.


Signature: Nancy Arroyo
Associate Planner

2/15/2024
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.

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

Impact Discussion:

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- a-c) The project is located on the southeast corner of N. Lilac Street and E. Augusta Street, within the Urban Community of Woodbridge. Pursuant to the 2035 General Plan Section 12, Table 12-2 the project site is not located along a scenic route and there are no known scenic resources on or near the proposed project site. There is a waterway Mokelumne River approximately 1,035 feet north of the site, but it is not visible from the project parcel. The area is developed with residential neighborhoods, which the proposed development would be consistent with.
- d) Pursuant to Development Title Section 9-403.050(d), all non-exempt outdoor lighting shall have shielding so as not to be directly visible from a public street or an adjacent lot. These provisions will ensure that impacts from lighting will 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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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 checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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- a) The parcel is not categorized as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on maps provided by the California Department of Conservation's Farmland Mapping and Monitoring Program. The Department of Conservation categorizes the site as Urban and Built-up Land. Land with this designation is intended

for use as residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. Therefore, the proposed project, a General Plan Map Amendment and Zone Reclassification, will not convert important farmland to non-agricultural use.

- b) The subject property is zoned Community Commercial (C-C) and a proposed zone reclassification to Medium Density Residential (R-M). The project site is not zoned for agricultural use nor is it under a Williamson Act contract. The nearest parcel under a Williamson Act contract is Approximately 2,100 feet east of the project site. Therefore, the project will not conflict with existing zoning for agriculture use, nor will it conflict with a Williamson Act contract.
- c-d) The subject property is not located in an area of forest land, timberland, or Timberland Production as defined by Public Resources Code and Government Code therefore, the project will have no impact on corresponding zoning or conversion of such land. Additionally, if the subject parcels are rezoned the proposed two-story fourplex may be conditionally permitted in the Medium Density Residential zone with an approved Administrative Use Permit application. The proposed single-family residence and accessory dwelling units are permitted by right. Therefore, the project will not convert prime farmland, nor conflict with the current zoning or a Williamson Act contract.
- e) There are also no forest resources or zoning for forestlands or timberland, as defined by Public Resources Code and Government Code, located on or near the project site. Therefore, the project will have no impact on forest land or timberland production, nor will it result in the loss or conversion of such land or the conversion of agricultural land. As a result, the project is anticipated to have a less than significant impact on agriculture and forestry resources.

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"/>

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a-d) 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 project was referred to the SJVAPCD on September 21, 2023. For any future development, the applicant will be required to meet the San Joaquin Valley Air Pollution Control District's (SJVAPCD) rules and regulations for emissions and dust control in order to mitigate for any impacts future development may have on air quality. The San Joaquin Valley Air Pollution Control District (SJVAPCD) was established by the State of California in an effort to control and minimize air pollution. Development projects may be subject to certain rules and regulations and may require permits. The project applicant will be responsible for contacting SJVAPCD in the future for information on regulations and permits that may be necessary for development.

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

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- a) The California Department of Fish and Wildlife Natural Diversity Database lists *Pogonichthys macrolepidotus* (Sacramento splittail) and *Lepidurus packardii* (vernal pool tadpole shrimp) 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.

A referral was sent to the San Joaquin Council of Governments (SJCOG) on September 21, 2023, for review. The San Joaquin Council of Governments (SJCOG) determined that the project is subject to the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP) for any future development that results in ground disturbance. If the Administrative Use Permit is approved, ground disturbance at the site would be subject to the SJMSCP. As a result, impacts to Biological Resources will be less-than- significant.

- b-c) The subject property has no riparian habitat or wetlands located within its boundaries, therefore the proposed project, a General Plan Map Amendment and Zone Reclassification, nor any future development on the property, will have an impact on riparian habitat or wetlands.
- d-f) This application, a General Plan Map Amendment and Zone Reclassification, is not expected to have any impact on resident or migratory species or conflict with preservation or conservation policies, but future 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"/> |

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- a-b) The project site is located in the Urban, unincorporated community of Woodbridge, with the nearest waterway being the Mokelumne River located approximately 1,450 feet to the east of the site. The site is surrounded by development such as streets, sidewalks, and public water and sewer infrastructure. There are no historical or historically significant resources on the project site. The site has been previously disturbed, therefore, the proposed project, a General Plan Map Amendment and Zone Reclassification, or future development will not be disturbing ground that has previously yielded archeological resources.
- c) There are no known historical or archaeological resources in the area. In the event human remains are discovered at any point of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area until the coroner of the county has determined the manner and cause of death. Recommendations concerning the treatment and disposition of the human remains shall have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5). At the time 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. As a result, the project is anticipated to have a less than significant impact on cultural resources.

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"/> |

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- (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 project related construction 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	Analyzed No Impact 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

- a) The Soil Survey of San Joaquin County classifies the soil on the parcel as *Tokay-Urban land complex, 0 to 2 percent slopes*. The Tokay soil is very deep and well drained. Runoff is slow, and the hazard of water erosion is slight. The rate of water intake in irrigated area is 1.5 inches per hour. The hazard of soil blowing is moderate. Few limitations affect the use of Tokay soil for urban development. The Tokay soil is well suited to irrigated crops. The Tokay soil is in capability class 1 (MLRA-17), irrigated and capability unit IVc-1 (MLRA-17), non-irrigated. It is in vegetative soil group A. The Urban land is not assigned a capability classification or vegetative soil group.

According to the California Department of Conservation's California Geological Survey, the project site is not located within an earthquake fault zone. However, like other areas located in seismically active Northern California, the project area is susceptible to strong ground shaking during an earthquake, and the site would not be affected by ground shaking more than any other area in the region. The project site is relatively flat and is not anticipated to directly or indirectly cause potential substantial adverse effects related to seismic-related ground failure or landslides. Therefore, any related impacts are anticipated to be less than significant.

- b-c) As part of the project design process, a soils report will be required for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. As a result of these grading recommendations, which are required by the California Building Code (CBC), the project would not be susceptible to the effects of any loss of topsoil, soil erosion, potential lateral spreading, subsidence, or liquefaction. Compliance with the CBC and the engineering recommendations in the site-specific soils report would ensure structural integrity in the event that seismic-related issues are experienced at the project site. Therefore, impacts associated with unstable geologic units are expected to be less than significant.
- d) The proposed project is located on low expansive soil; however, the Building Department will review the required soil study and will not issue a Building Permit if it is found the development of the site could lead to the risk of a loss of life because of the expansiveness of the soil. As a result, it can be anticipated that any risk to life would be considered less than significant.
- e) The applicant provided a will-serve letter proposing to utilize Mokelumne Acres MD for water and storm. The applicant submitted a letter from the Woodbridge Sanitary District (WSD) stating that WSD has the sewer and treatment capacities to accept the applicant's proposed development and can issue "Will Serve Permit" upon submittal of construction design plans. Therefore, there is no impact on soils supporting use of septic tanks.
- f) The project area has not been determined to contain significant historic or prehistoric archeological artifacts that could be disturbed by potential future site development. The project site also does not contain any known unique geologic features. Therefore, damage to unique paleontological resources, sites or geologic features 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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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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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 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 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*.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.

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*. December 17, 2009.

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

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- a-c) Pursuant to the Hazardous Materials Disclosure Survey submitted with the application, the project is not expected to use or store hazardous materials on site; therefore, the risk of hazard due to the transportation or use of hazardous materials is expected to be 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 as noted above, does not include the use or storage of hazardous materials on-site. Therefore, the project is anticipated to have no impact on creating a significant hazard to the public or the environment.

- e) The project site is not located within an airport land use plan or within two (2) miles of an airport. The nearest airport is the Lodi Municipal Airport, which is located approximately 3.40 miles northeast of the project site. Therefore, impacts resulting from airport noise levels to people in the project area are expected to be less than significant.
- f) The proposed two-story four-plex has access from Augusta Street, which is classified as a Local Road. Adequate access can be provided for future development via East Mokelumne Street, North Lilac Street and East Augusta Street to provide for safe evacuation and adequate access for emergency equipment. The project does not propose changes to the geometric design of the roadway. Therefore, the project site is not anticipated to impact on emergency response or evacuation plans is expected to be no impact.
- g) The project location is in the Urban community of Woodbridge and 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 site, including people or structures, 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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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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

a-b, e) The subject parcel submitted a will-serve letter from San Joaquin County Public Works proposing service from Mokelumne Acres Maintenance District for water and storm drainage and a will-serve letter from Woodbridge Sewer District for sewer upon submittal of construction plans. As a result, impacts to water quality, groundwater, and storm drainage and any related implementation or management plans are expected to be less than significant.

c) The site is also approximately 1,200 feet south of the Mokelumne River. The proposed project is not anticipated to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, conflict with or obstruct implementation of a water quality control plan or sustainable

groundwater management plan.

- d) The project site is located within a Federal Emergency Management Agency Designated Flood Hazard Area Zone "x(500)," flood designation area, which is defined as areas of 0.2 percent annual chance (500-year) flood. A referral was sent to the Department of Public Works, Flood Control Division on September 1, 2023, for comments. If approved, any new developments will have to comply with Development Title Section 9-703 regarding flood hazards.

The project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The project will not 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 result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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 impede or redirect flood flows. Additionally, the proposed project would not risk release of pollutants in flood hazard, tsunami, or seiche zones. As a result, impacts related to flooding are 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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XI. LAND USE AND PLANNING.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

- a) The project site is located in a developed section of the unincorporated community of Woodbridge, along a corridor of residentially developed properties. The proposed residential General Plan designation and zone will allow future development of additional residential properties that will suit the residential neighborhood. No component of any permitted future development will result in a physically divided established community.
- b) This project is a General Plan Map Amendment and Zone Reclassification that proposes reclassifying a commercial parcel to a residential parcel. There are 8 existing residences within the project area, 4 of which will be demolished along with an accessory structure. The applicant proposes to construct two single family residences, three Accessory Dwelling Units, two duplexes, and one four-plex. The single-family residences, Accessory Dwelling Units, and duplexes are permitted by right in the R-M (Medium Density Residential) zone. The four-plex is conditionally permitted in the R-M zone subject to an approved Administrative Use Permit. To the north, west, and south are residentially developed properties. To the west of the parcel is Lower Sacramento Road, which is the main street of Woodbridge.

In order for the General Plan Map Amendment 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 General Plan designation, Medium Density Residential (R/M), should provide a transition from lower density, single family areas and more intensely developed residential and commercial areas (p. 3.1-32). The subject parcel is located on the western edge of the commercial core of the community of Woodbridge. The area to the west of the parcel is zoned R-M (Medium Density Residential). The area to the northwest of the parcel is zoned R-L (Low Density Residential). The areas to the east and south of the parcel are zoned C-C (Community Commercial). Therefore, the requested General Plan designation is consistent with the locational criteria in the General Plan.

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 a will serve letter for water and stormwater drainage from the San Joaquin County Public Works Department, and a letter from the Woodbridge Sanitary District (WSD) stating that WSD has the sewer and treatment capacities to accept the applicant's proposed development and can issue a "Will Serve Permit" upon submittal of construction design plans. Therefore, the standards for services can be met.

The General Plan sets a minimum lot size of 6,000 square feet in the Medium Density Residential (R/M) designation (p. 3.1-32). The project site consists of 10 legal lots of totaling approximately 92,347 square feet. Therefore, this standard can also be met.

The proposed changes must also be shown to be consistent with the Development Title. The Development Title, in Section 9-808.050, states that 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 applications are consistent with the General Plan and Development Title because the proposed Medium Density Residential (R-M) zone is an implementing zone of the Medium Density Residential (R/M) General Plan land use designation. If the General Plan designation is changed to R/M, then the zone change to R-M will be 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 General Plan Map Amendment and Zone Reclassification applications. Additionally, approving the zone reclassification will likely result in development of a small multi-family housing project which is consistent with the proposed R-M zoning and with the surrounding residential uses.

Therefore, the proposed applications are consistent with the General Plan and Development Title and no land use plan, policy, or regulation need be adopted for the purpose of avoiding or mitigating an environmental effect which could, in turn, cause a significant environmental 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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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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

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- 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 in the MRZ-1 zone, but no mining is proposed. Additionally, there currently is no mining activity in the area, and the surrounding area is developed with agricultural uses with scattered residences, commercial uses, and residential uses. Therefore, the proposed project will have less than a significant 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 ground borne vibration or ground borne 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

- a) The project site is located on the corner of E. Augusta Street and Lilac Street. A modeling used to determine approximate existing traffic noise exposure from roadways within San Joaquin County for the 2035 General Plan assessed the noise contour of E. Augusta Street and Lilac Street at 65 decibels (dB). The project will result in a temporary increase in ambient noise level associated with project construction activities to include grading and use of heavy machinery and equipment. However, noise associated with construction, provided such activities do not take place before 6:00 a.m. or after 9:00 p.m. on any day, is exempt from the San Joaquin County noise ordinance. Therefore, noise impacts from the proposed project are expected to be less than significant.
- b) Construction activity can generate varying degrees of ground borne vibration that will be temporary. Vibration during operation of the project will be negligible. Therefore, impacts from vibration are expected to be either temporary or less than significant.
- c) The project site is not located within the vicinity of a private airstrip or an airport land use plan. The nearest airport is the Lodi Metropolitan Airport located approximately 3.40 miles to the northeast. Therefore, the project's potential for exposing future workers at the project site to excess noise levels and impacts resulting from airport noise levels to people residing or working in the project area is expected to be no 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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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 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:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

- a-b) The proposed project is anticipated to result in 6 single family residences, 2 duplex and 3 accessory dwelling units and a fourplex to the area. The additional dwelling units are not anticipated to result in substantial unplanned population growth and will serve to alleviate the existing housing shortage. The proposed dwellings will not result in displacement of any population or affect the amount of proposed or existing housing in the vicinity. The surrounding parcels are zoned for residential with dwellings on the properties. As a result, the project's impact on population and housing will 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:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

- a) The project site is located within the Woodbridge Fire District and is served by the San Joaquin County Sheriff's Office for police protection. A referral was sent to Woodbridge Fire District September 21, 2023. The proposed project will not result in substantial adverse physical impacts to existing service ratios, response times or other performance objectives for fire protection or police protection. The project does not propose changes to the geometric design of the roadway and is not anticipated to adversely affect emergency response time. The site is also within the Lodi Unified School District and is located adjacent to Woodbridge Community Park. Therefore, the proposed project is anticipated to have a less than 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

a-b) There is an existing 1.48-acre Woodbridge Community Park immediately west of the project site that can accommodate residents that live in the immediate area. The proposed project, two-story four-plex and accessory unit dwelling, will not significantly impact the use of existing neighborhood and regional parks or other recreational facilities because it will result in minimal residential density to the area. If the General Plan Map Amendment and the Zone Reclassification are approved, the proposed development would be permitted in a Medium Density Residential zone. The project does not include proposed recreation facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. As a result, less than significant to recreation facilities are anticipated.

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:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

- a-d) The project was reviewed for Vehicle Miles Traveled, and the County determined the project would generate less than 110 trips per day. Therefore, the project is considered a small project according to the Technical Advisory on Evaluating Transportation Impacts in CEQA, as published by the California Office of Planning and research (OPR) in December 2018. According to this OPR guidance, a small project that generates or attracts "fewer than 110 trips per day generally may be assumed to cause less-than-significant transportation impact" with regards to VMT.

The project is not expected to conflict with any program plans, ordinances, or policies addressing the vehicle circulation system. There will be no changes to the geometric design of roads or to emergency access routes. The existing driveways meet all applicable Development Title Standards. Therefore, the proposed project will have adequate emergency access. As a result, the project will have less than significant impact on transportation.

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

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 € of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision € of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact Discussion:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

a) On September 1, 2023, referrals were sent to United Auburn Indian Community, California Valley Miwok Tribe, California Tribal TANF Partnership, North Valley Yokuts Tribe, and Buena Vista Rancheria for review. If human burials found to be of Native American origin are encountered at the time of development 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 find. The developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5€ of the California State Code of Regulations.

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

Impact Discussion:

This project is comprised of three applications: General Plan Amendment No. PA-2200277 to amend the map designation of 2 APN's composed of 10 legal lots from C/C (Community Commercial) to R/M (Medium Density Residential) and Zone Reclassification No. PA-2200278, which proposes to change the current zoning designation of the same parcels from C-C (Community Commercial) and P-F (Public Facilities) to R-M (Medium Density Residential); and an Administrative Use Permit to develop a Multi-Unit Residential project to include a two-story four-plex totaling 4,184 square feet and an 822 square foot accessory dwelling unit on a new parcel configuration created by Lot Line Adjustment No. PA-2200168. The project site currently has eight existing non-conforming single-family dwellings and proposes the demolition of four existing single-family residences and an accessory storage structure. Additionally, the project proposes to construct two single family residences, two accessory dwelling units and two duplexes.

- a) If the proposed project applications are approved, the density of dwellings permitted by the General Plan would permit a maximum of twenty dwelling units on the project site. The project was referred to Pacific Gas & Electric (PG&E), AT&T, the Department of Public Works, and the Mokelumne Acres Maintenance District. A response letter was received on October 16, 2023, from Pacific Gas and Electric stating that the project does not appear to directly interfere with existing PG&E facilities or impact easement rights. Therefore, it appears the project will not result in the relocation of any major utility service.
- b) If the applications are approved, the density of dwellings permitted by the General Plan would permit a maximum twenty units on the project site. The applicant has provided a will serve letter from the Department of Public Works dated July 22, 2022, confirming that the Mokelumne Acres Maintenance District will serve the subject parcel with public water.
- c) The applicant has provided a letter dated March 16, 2023, from the Woodbridge Sanitary District (WSD) confirming that the WSD has the sewer and treatment capacities to accept proposed development on the site and that they can issue a "Will Serve Permit" upon submittal of construction design plans.

- d-e) If the applications are approved, the density of dwellings permitted by the General Plan would permit a maximum of twenty dwelling units on the project site. 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:

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- a-d) The project location is in an Urban Community of Woodbridge area just north of the City of Lodi and 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, no impact related to wildfires are anticipated.

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?

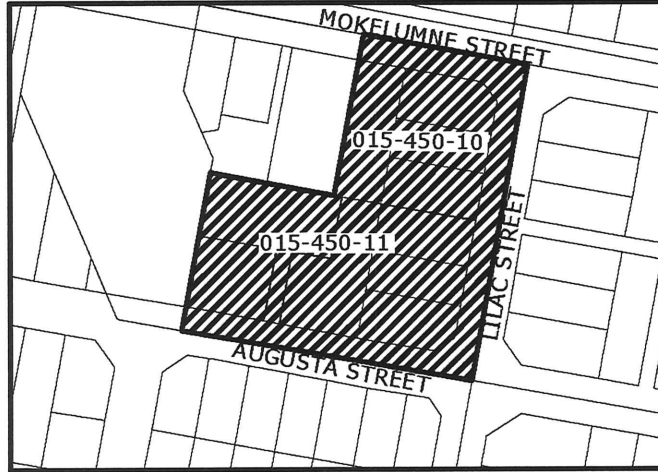
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects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

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Impact Discussion:

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a-c). Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or surrounding area. Mitigation measures have been identified in areas where a potentially significant impact has been identified and these measures, included as conditions of approval, will reduce these impacts to a less than significant level.



SITE LIMITS OF GENERAL
 PLAN AMENDMENT FROM
 C/C TO R/M
 N.T.S.



GENERAL PLAN
 AMENDMENT EXHIBIT



PREPARED IN THE OFFICE OF:

BAUMBACH & PIAZZA, INC.

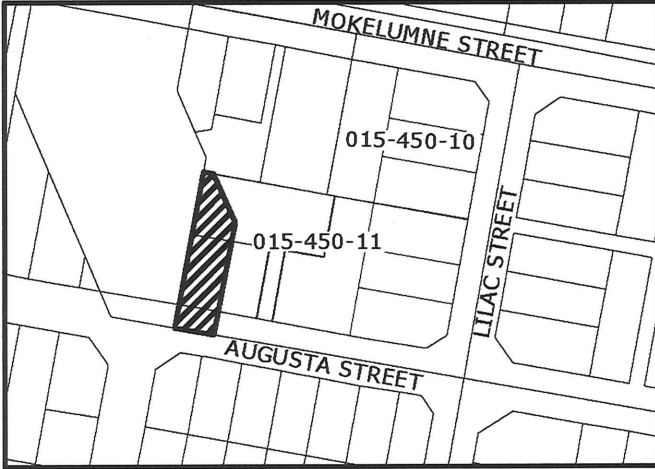
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www.bpengineers.net

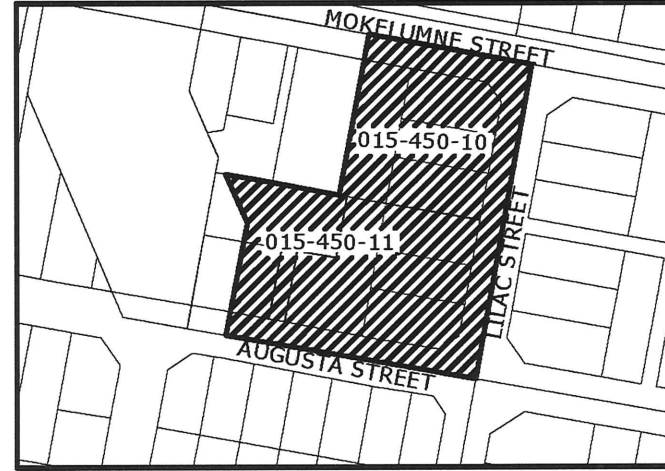
209.368.6618

323 W. Elm St.

Lodi, CA 95240



SITE LIMITS OF ZONING
RECLASSIFICATION FROM
P-F TO R-M
N.T.S.



SITE LIMITS OF ZONING
RECLASSIFICATION FROM
C-C TO R-M
N.T.S.



ZONE RECLASSIFICATION
EXHIBIT



PREPARED IN THE OFFICE OF:

BAUMBACH & PIAZZA, INC.

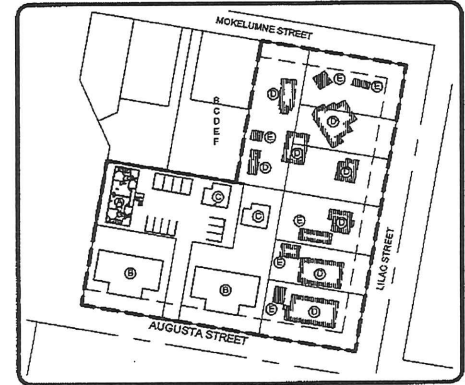
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209.368.6618

323 W. Elm St.
Lodi, CA 95240

BAUMBACH & PIAZZA, INC. 323 W. Elm St.
 CIVIL ENGINEERS & SURVEYORS Los Angeles, CA 90024
 www.baupiazzainc.com 208.388.6618

ADMINISTRATIVE USE PERMIT
 SITE PLAN

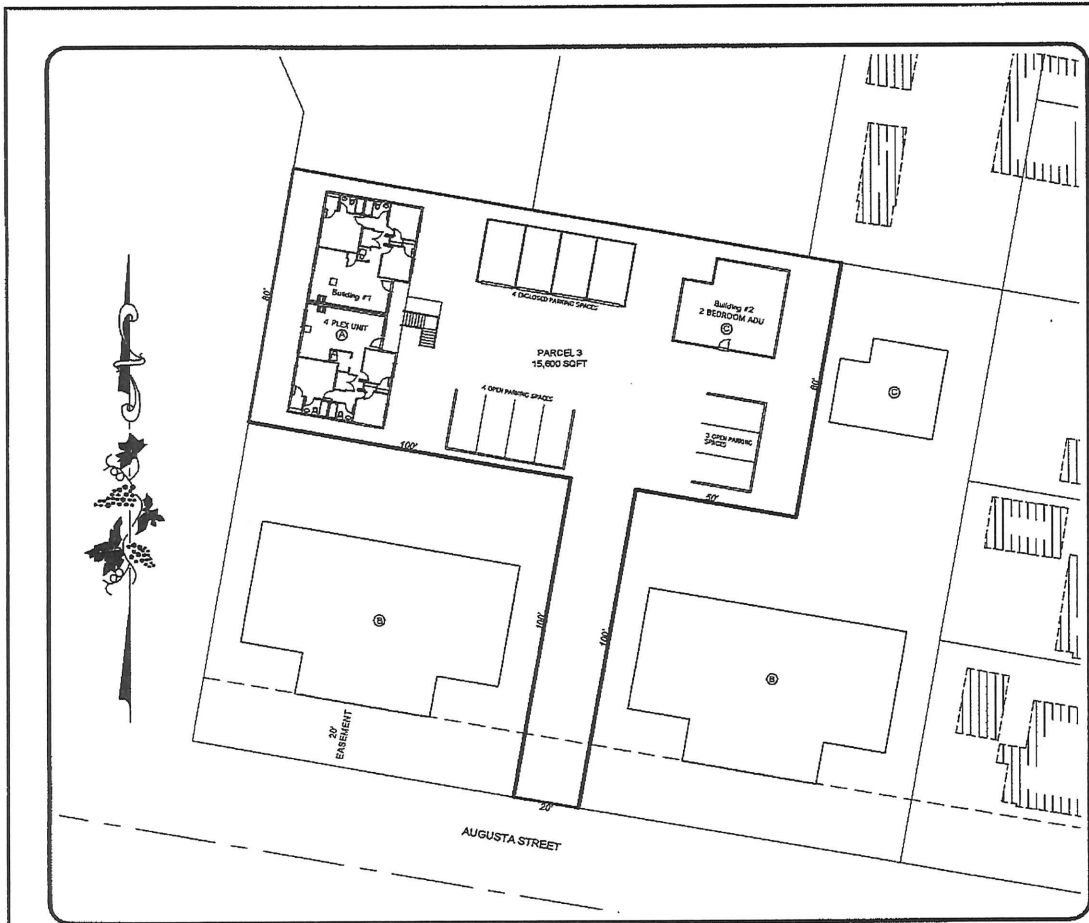


GENERAL PLAN AMENDMENT/
 ZONE RECLASSIFICATION
 SITE LIMITS

- LEGEND
- (FR) FOUR-FLEX
 - (PR) DUPLEX
 - (PR) ADU
 - (EX) SINGLE FAMILY RESIDENCE
 - (EX) SHED

REVISED
 SITE PLAN
 Application # **PA2300162**

Received By AA On 2/2/24



ADMINISTRATIVE USE PERMIT
 SITE LIMITS

CAUTION!!
 DO NOT SCALE THIS
 DRAWING IF BAR DOES
 NOT MEASURE 1 INCH.
 S:\projects\22222222\Drawings\22025_ Exhibits - Site Plan.dwg 02/02/24 3:08pm-JOSH-XREPS; 08d1.Lp.L.dwg 22025_tm.dwg 18x24_P1-R5-P1L/DWG 22025_Aerial.dwg 18x24 - Augusta project.dwg

ATTACHMENT D: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Monitoring and Reporting Plan

Project #	PA-2300162							
Date	1/2/2024							
Impact	Mitigation Measure/Condition	Type of Review		Agency for Monitoring and Reporting Compliance	Action Indicating Compliance or Review	Verification of Compliance or Annual Review of Conditions		
		Monitoring	Reporting			By	Date	Remarks
IV. Biological Resources	Participation in the SIMSCP	X		San Joaquin Council of Governments	Certificate of Payment and Signed ITMM			