

NEGATIVE DECLARATION

TO: X Office of Planning & Research
 P. O. Box 3044
 Sacramento, California 95812-3044

X County Clerk, County of San Joaquin

FROM: San Joaquin County Community Development Department
 1810 East Hazelton Avenue
 Stockton, California 95205

PROJECT TITLE: A Site Approval application NO. PA-1800325 (SA)

PROPONENT: Mid-Cal Constructors PTP

PROJECT LOCATION: The project site is on the east side of North Newton Road, 1,245 feet north of East Cherokee Road, Stockton. (APN/Address: 132-060-07/3416 North Newton Road, Stockton) (Supervisory District: 2)

PROJECT DESCRIPTION: A Site Approval application for the expansion of an existing general contractor facility. The one (1) acre parcel contains a 2,400 square foot metal shop building, a 544 square foot covered storage area, a 416 square foot covered storage area, two (2) 160 square foot storage containers, and nine (9) 320 square foot storage containers. The application includes the addition of a 3,400 square foot office building. Operations for this use are currently, and will continue to be, eight (8) hours per day, five (5) days per week, with thirteen (13) employees per shift on site. The project has seventeen (17) existing parking stalls to be utilized. The site will utilize a private septic system, and will be served by California Water Service for water. The project will be provided access from Newton Road. This parcel is not under a Williamson Act contract.

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

Based on the attached Initial Study, it has been found that the project will not have a significant effect on the environment.

Date: 3/4/2019

Contact Person: Christine Luckasen

Phone: (209) 468-0214

2019039028

SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

FILE NO: PA-1800325 (SA)

PROJECT/APPLICANT: MID CAL CONSTRUCTORS PTP

PROJECT DESCRIPTION: A Site Approval application for the expansion of an existing general contractor facility. The one (1) acre parcel contains a 2,400 square foot metal shop building, a 544 square foot covered storage area, a 416 square foot covered storage area, two (2) 160 square foot storage containers, and nine (9) 320 square foot storage containers. The application includes the addition of a 3,400 square foot office building. Operations for the use are currently, and will continue to be, eight (8) hours per day, five (5) days per week, with thirteen (13) employees per shift on site. The project has seventeen (17) existing parking stalls to be utilized. The site will utilize a private septic system, and will be served by California Water Service for water. He project will be provided access from Newton Road. This parcel is not under a Williamson Act Contract. This parcel is located on the east side of North Newton Road, 1,245 feet north of East Cherokee Road, Stockton.

RECOMMENDED ENVIRONMENTAL DETERMINATION:

The proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

X

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A Negative Declaration will be prepared.

The proposed project may have a significant effect on the environment, an Environmental Impact Report is required.

ASSESSOR PARCEL NO: 132-060-07

ACRES: 1

GENERAL PLAN: I/L

ZONING: I-L

CURRENT SITE CONDITIONS (topography, uses): A 2,400 square foot metal shop building, a 544 square foot covered storage area, a 416 square foot covered storage area, two (2) 160 square foot storage containers, and nine (9) 320 square foot storage containers.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): An expansion of an existing general contractor's facility to include a 3,400 square foot office building.

SURROUNDING LAND USES:

North: Industrial, City of Stockton, Calaveras River

South: Industrial

East: Industrial, State Route 99

West: Industrial, Stockton Diverting Canal

GENERAL CONSIDERATIONS:

- 1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?
 Yes No Nature of concern(s): _____
- 2. Will the project require approval or permits by agencies other than the County?
 Yes No Agency name(s): _____
- 3. Is the project within the Sphere of Influence, or within two miles, of any city?
 Yes No City: **Stockton**

ENVIRONMENTAL IMPACTS:

"Yes" may only be checked in situations where there is substantial evidence to indicate that there may be a significant adverse impact on the environment if there is no change in the project description. (CEQA Guidelines, Sec. 15064)

See the "Discussion" section at the end of the Initial Study for explanation of any impacts checked "Yes", or any "No" answer marked with an asterisk (*).

Sources: The following sources of information have been used in determining environmental impacts:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc. Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Copies of these reports can be found by contacting the Community Development Department.

1. Water:

- a. Is any portion of the project subject to flood hazard?
 Flood zone: _____ **X** Yes No
- b. Will the project result in reduction of surface or ground water quality or quantity? Yes No
- c. Will the project result in increases to surface, channel or stream volumes, or alterations to drainage patterns and streams? Yes No
- d. Will the project result in erosion of or sedimentation to a channel, river, or body of water? Yes No

Other sources used: _____

2. Earth:

- a. Will the project result in or be subject to potentially hazardous geologic

or soils conditions on or immediately adjoining the site (slides, springs, erosion, liquefaction, earthquake faults; steep slopes, septic tank limitations)?

Yes No

b. Will the project involve substantial grading which could result in secondary impacts (consider amount, steepness, and visibility of proposed slopes; consider effect of grading on trees and creek channels)?

Yes No

c. Will there be conversion of prime farmland (over 40 acres and not shown for development in the General Plan)?

Yes No

Other sources used: San Joaquin County Soil Survey

3. Plant/Animal Life:

a. Will there be a reduction or disturbance to any habitat for plants and animals (including removal or disturbance of trees, riparian areas, or migration routes)?

Yes No *

b. Will the project impact any rare, endangered, threatened, or recreational species located on or near the site? (Check the Natural Diversity Data Base)

Yes No *

Other sources used: Natural Diversity Database

4. Air/Climate:

a. Will the project make a significant contribution to the deterioration of existing air quality, including creation of objectionable odors; will future project residents be subjected to significant pollution levels?

Yes No

b. Will the project result in any impact to current climatic conditions? (Consider the introduction of water features, loss of wetland, etc.)

Yes No

Other sources used: _____

5. Noise:

a. Will the project expose people to high noise or vibration levels (over 65db/Ldn for residential uses or 75db/Ldn for industrial uses at the property line)? (Check 2010 projected noise contours.)

Yes No

b. Will the project result in increased noise or vibration levels?

Yes No

Other sources used: _____

6. Energy/Natural Resources:

a. Will the project use substantial amounts of fuel or energy, require a substantial increase in demand upon existing sources, or require the development of new sources of energy?

Yes No

b. Will the project affect the potential use, extraction, conservation, or depletion of a natural resource (other than agricultural land)?

Yes No

Other sources used: _____

7. Hazards:

- a. Will the project create a risk of explosion; release, generate or store Any hazardous substances; or cause other dangers to public health and safety? Yes No
- b. Are there any known hazardous substances located within 500 feet of the boundaries of this project, if in an existing or proposed residential area (this could include possible groundwater contamination)? Yes No
- c. Will the project result in interference with, or need, for emergency plans? Yes No

Other sources used: _____

8. Utilities and Public Service:

- a. **Will the project require alteration of, addition to, or the need for new utility systems (water, sewer, drainage, solid waste), including a sphere of Influence or district boundary change? Yes No *
- b. **Will the project result in the need for or the expansion of the following services: fire and police protection, schools, parks and recreation, libraries, roads, flood control, solid waste or other public works facilities, public transit, or governmental services? Yes No
- c. Will the project adversely impact existing recreational/park opportunities or require new park/recreation opportunities? Yes No

Note: ** "Yes" answers to these two questions and 9 (b) below will require additional discussion, but do not necessarily indicate a potentially significant impact.

Other sources used: _____

9. Transportation/Circulation:

- a. Will the project generate significant traffic volumes and/or make a significant contribution to an existing circulation problem (consider existing LOS on nearby arterials and highways, road design, access, parking, accident potential)? Yes No *
- b. **Will the project cause special transportation considerations (consider water-borne, rail, air, pedestrian, and bicycle traffic, and public transportation systems and parking facilities)? Yes No
- c. Will the project result in a significant increase in commuting to and from the local community? Yes No
- d. Will the project be impacted by or interfere with an airport flight path? Yes No
- e. Will the project restrict access to the surrounding area? Yes No

Other sources used (note traffic studies): _____

10. Cultural Resources:

- a. Will the proposal result in an alteration of a significant archeological, or historical site, structure, or building? Yes No

Other sources used: _____

11. Housing:

- a. Will the proposal adversely affect the existing housing stock or create a demand for additional housing (more than 50 units)? Yes No

Other sources used: _____

12. Aesthetics:

- a. Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or produce new light or glare? Yes No

Other sources used: _____

13. Land Use:

- a. Is this project a growth-inducing action: Will it encourage additional requests for related uses, or will it set a significant land use precedent in the area? Yes No *
- b. Will the project conflict with existing or planned land uses; is the project in conflict with any adopted plans? Yes No *
- c. Will the project disrupt a natural or recreation area, impact access to waterways, or allow trespass onto surrounding land? Yes No

14. Cumulative:

- a. Will the project create any impacts which may not be significant for the project alone, but may be significant when combined with other anticipated development of similar type and or location? Yes No

Other sources used: _____

15. Other Impacts: Identify any other impact(s) not noted above which may be significant, and cite source(s). NONE KNOWN.

Mandatory Findings of Significance:

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

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

- c. Does the project have impacts which are individually limited but cumulatively considerable? Yes No
- d. Does the project have environmental impacts which will cause substantial, adverse effects on human beings, either directly or indirectly? Yes No

16. DISCUSSION OF ANY ENVIRONMENTAL IMPACTS NOTED ABOVE.

(Discuss any questions answered "Yes" above, as well as any "No" answers marked with an asterisk (*). Discuss any changes to the project which could mitigate the identified impacts. Discuss any proposed mitigation monitoring program submitted by the project applicant. Use additional attached pages if necessary.)

PLEASE SEE INITIAL STUDY ATTACHMENT PA-1800325.

Prepared by: Christine Luckasen



Title: Assistant Planner

Date: January 18, 2019

INITIAL STUDY CONTINUED
PA-1800325
MID CAL CONSTRUCTORS PTP

Project Description: A Site Approval application for the expansion of an existing general contractor facility. The one (1) acre parcel contains a 2,400 square foot metal shop building, a 544 square foot covered storage area, a 416 square foot covered storage area, two (2) 160 square foot storage containers, and nine (9) 320 square foot storage containers. The application includes the addition of a 3,400 square foot office building. Operations for the use are currently, and will continue to be, eight (8) hours per day, five (5) days per week, with thirteen (13) employees per shift on site. The project has seventeen (17) existing parking stalls to be utilized. The site will utilize a private septic system, and will be served by California Water Service for water. He project will be provided access from Newton Road. This parcel is not under a Williamson Act Contract. This parcel is located on the east side of North Newton Road, 1,245 feet north of East Cherokee Road, Stockton.

3. Plant/Animal Life

3. a.&b. The Natural Diversity Database lists the *Buteo swainsoni* (Swainson's hawk), the *Thamnophis gigas* (Giant garter snake), the *Athene cucularia* (Burrowing owl), the *Atriplex joaquiniana* (San Joaquin spearscale), the *California macrophyllum* (round-leaved filaree), the *Sagittaria sanfordii* (Sanford's arrowhead), and the *Cordylanthus palmatus* (palmate-bracted bird's-beak) as rare, endangered, or threatened species as potentially occurring in or near the project area. If SJCOG determines that the applicant may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and if the applicant chooses to participate, then the proposed project is consistent with the SJMSCP, as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. If the applicant chooses not to participate, then the applicant will be required to participate in a similar mechanism that provides the same level of mitigation.

5. Noise

5. a. A portion of the project site is located within the 65 dB noise contours for Interstate 99 and Newton Road. The 65 dB contour line along State Route 99 is located 771 feet from the side of the roadway pursuant to Background Report General Plan 2035 Table 15-8 (Pg. 15-27). The 65 dB contour line along Newton Road is located 116 feet from the side of the roadway pursuant to Background Report General Plan 2035 Table 15-7 (Pg. 15-23). However, Construction Services – Light is not classified as a noise sensitive land use. Therefore, any impacts from this project will be less than significant.

8. Utilities and Public Services

8. a. The project is an expansion to the existing development on site, and will continue to be served by a public water service. Water will be provided by California Water Service. Sewer services will be through a septic system. Storm water drainage will be retained on-site. Therefore, the impact on public services will be less than significant.

9. Transportation and Circulation

9. a. The general contractor's facility will operate five (5) days per week, eight (8) hours per day, with a maximum of thirteen (13) employees per shift, and no customers on site. The proposed project site is located on the east side of North Newton Road, 1,245 feet north of East Cherokee

Road, in Stockton. The site plan depicts one (1) access driveway to the site off of North Newton Road. Public Works states impacts will be less than significant.

13. Land Use

13. a. & b. The proposed project is to expand an existing general contractor facility. The expansion includes the addition of one (1) 3,400 square foot office building. The Use Type for this project is Construction Services –Light, which may be conditionally permitted in the I-L zone with an approved Site Approval application. Therefore, this project is not a growth-inducing action nor in conflict with existing or applicable Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.

