

MITIGATED NEGATIVE DECLARATION

2019039130

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

County Clerk, County of San Joaquin

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

PROJECT TITLE: DEVELOPMENT TEXT TITLE AMENDMENT APPLICATION NO. PA-1800327 (TA)

PROPONENT: San Joaquin County Hospital

PROJECT LOCATION: The project site is on the northwest corner of the intersection of Mathews Road and Manthey Road, Stockton. The Development Title Text Amendment is applicable countywide. (APN/Address: 193-050-15/7751 South Manthey Road, French Camp) (Supervisory District: 1)

**Project Description:** The following is a proposed Development Title Text Amendment application to permit a new use type, Veterans Supportive Housing, in the P-F (Public Facilities) zone subject to an approved Improvement Plan.

- The underlying project that necessitated the need for this Text Amendment is a forty-nine (49) unit affordable housing development exclusively for homeless Veterans on a 4-acre portion of a 16-acre parcel owned by San Joaquin County Hospital (APN: 193-050-15). In addition to the residential units, a 4,000 square foot community center (private use for residents only) and office space is proposed. There is also an 800 square foot maintenance building proposed. It is anticipated that there will be two full time employees and two part time employees associated with operating the facility. The average number of personal vehicles associated with each unit is one (1). The project will be served by public water, sewer and storm drainage. See Site Plan dated February 22, 2019 (attached).

**Section 9-115.150**

**Veterans Supportive Housing.** "Veterans supportive housing" means long-term, supportive and affordable housing for Veterans and their families to assist in regaining or maintaining independence. Veterans supportive This use type has specific locational criteria and development requirements in the Public Facilities (P-F) zone.

CHAPTER 9-305  
 RESIDENTIAL ZONES: USE REGULATIONS

**Table 9-305.2 Uses in Residential Zones**

Residential Use Types	Residential Zones					
	R-R	R-VL	R-L	R-M	R-MH	R-H
<b>Veterans Supportive Housing</b>	-	-	-	-	-	-

**CHAPTER 9-405  
COMMERCIAL ZONES: USE REGULATIONS**

Table 9-405.2 Uses in Commercial Zones

Residential Use Types	Commercial Zones								
	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X
<u>Veterans Supportive Housing</u>	-	-	-	-	-	-	-	-	-

**CHAPTER 9-505  
INDUSTRIAL ZONES: USE REGULATIONS**

Table 9-505.2 Uses in Industrial Zones

Residential Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
<u>Veterans Supportive Housing</u>	=	=	=	=	=

**CHAPTER 9-605  
AGRICULTURAL ZONES: USE REGULATIONS**

Table 9-605.2 Uses in Agricultural Zones

Residential Use Types	Agricultural Zones			
	AG	AL	AU	ARM
<u>Veterans Supportive Housing</u>	=	=	=	=

**CHAPTER 9-705  
OTHER ZONES: USE REGULATIONS**

Table 9-705.2 Uses in Other Zones

Residential Use Types	Other Zones		
	P-F	M-X	AP-X
<u>Veterans Supportive Housing*</u>	<u>PI</u>	=	=

**Section 9-705.6 SPECIAL USE REGULATIONS IN THE PUBLIC FACILITIES ZONE**

- (c) **Veterans Supportive Housing.** Veterans supportive housing may be permitted in the P-F zone subject to the following requirements:
- (7) An Improvement Plan shall be required for projects where the total number of cumulative units for Veterans supportive housing is equal to or less than forty-nine (49).
  - (8) A Site Approval shall be required for projects where the total number of cumulative units for Veterans supportive housing is equal to or greater than fifty (50).
  - (9) Development shall occur on parcels located within one half (1/2) mile of a State or Federal Interstate.
  - (10) Development shall occur on parcels with primary frontage on a Minor Arterial or higher classification roadway.
  - (11) Development shall occur on parcels located within one quarter (1/4) mile of a County owned hospital.
  - (12) Development shall comply with multi-family residential project landscaping requirements contained in Section 9-1020.6(a) of the Development Title and parking landscaping requirements contained in Section 9-1020.5 of the Development Title.
  - (13) Signs shall comply with the regulations for multi-family residential projects contained in Section 9-1710.4(b)
  - (14) Veterans supportive housing shall be served by public water, sewer, and storm drainage.

**CHAPTER 9-1015  
PARKING AND LOADING**

**Table 9-1015.3(a)**

Residential Use Types	Spaces Required
<b>Veterans Supportive Housing</b>	<b>1.5 spaces/dwelling unit</b>

**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:** Housing Authority of the County of San Joaquin

**PROJECT TITLE/FILE NUMBER(S):** PA-1800327 (Text Amendment)

**PROJECT DESCRIPTION:** See attachment "A"

The Text Amendment will be applicable Countywide. However, the underlying project reviewed with this Initial Study is located on the northwest corner of the intersection of Mathews Rd and Manthey Rd, Stockton.

**ASSESSOR PARCEL NO.:** 193-050-15

**ACRES:** Project area is approximately 4 acres of an existing 16.38 acre parcel

**GENERAL PLAN:** P/F (Public Facility)

**ZONING:** P-F (Public Facility)

**POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):**  
A maximum of forty-nine (49) multi-family units to be used specifically for homeless Veterans and their families.

**SURROUNDING LAND USES:**

- NORTH:** Migrant Housing Camp
- SOUTH:** Agriculture and two residences on separate parcels
- EAST:** Commercial development-a Dialysis Clinic and VA Clinic
- WEST:** Migrant Housing Camp

**REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:**

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (General Plan 2035 EIR adopted September 2016). Copies of these reports can be found by contacting the Community Development Department.

**TRIBAL CULTURAL RESOURCES:**

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

No.

**GENERAL CONSIDERATIONS:**

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?  
 Yes     No  
 Nature of concern(s): Enter concern(s).
2. Will the project require approval or permits by agencies other than the County?

Yes  No

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

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

Yes  No

City: Stockton

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

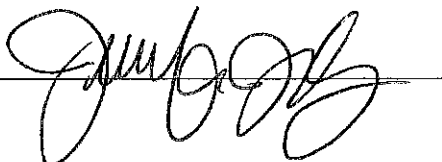
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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

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

Jennifer Jolley  
Signature



March 21, 2019  
Date

Environmental Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>I. AESTHETICS.</u>					
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

Setting: The project site is vacant and relatively flat. San Joaquin County owns the parcels surrounding the project site and there is existing urban development to the north, east and west. The development includes a variety of office buildings with parking areas with landscaping as well as multiple migrant housing projects. To the south, across Manthey Rd. are various parcels with AL-10 (Limited Agriculture-10 acre minimum) zoning and two residences. In addition, approximately 550 east of the project site is an existing cemetery. There are no scenic vistas or scenic routes (as identified in the General Plan 2035) within the project vicinity.

The underlying project consists of a two-story 49-unit multi-family housing project to provide housing for homeless Veterans and their families. The project site is located on Mathews Rd., approximately 850 feet west of Manthey Rd.; neither of which is considered a local scenic route in San Joaquin County. The project will have a minimum of ten (10) feet of landscaping along Mathews Rd, as well as provide trees and landscaping throughout the parking areas as required by the Landscaping Regulations contained in Development Title Chapter 9-1020. The design of the project will fit in with the existing surrounding development.

(d) The project will not create any substantial light or glare from the project. Lighting will be required within the parking area of the project. Any lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-1015.5[g][4])

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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Impact Discussion:**

- (a) The project parcel is designated as Prime Farmland/Farmland of Statewide Importance (San Joaquin County Farmland Mapping and Monitoring Program). However, the project site is vacant and has not been used for farming purposes for more than twenty (20) years. Agricultural mitigation is only required when a General Plan Amendment and/or Zoning Reclassification is granted that changes the permitted use from agricultural to a non-agricultural use (Agricultural Mitigation, Development Title Chapter 9-1080). This project is not subject to the Agricultural Mitigation Chapter of the Development Title because, although the project will be used for residential development, the General Plan designation and Zoning of the site are P/F (Public Facility) and P-F (Public Facility) and therefore, already designated for non-agricultural development. The project parcel is not under Williamson Act Contract.

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

**Impact Discussion:**

(a)(c)(d) Potential air quality impacts have been previously addressed by the General Plan 2035 EIR (September 2016) as prepared by ESA and this proposed mitigated negative declaration will tier off of the this Program EIR pursuant to Section 15063(c)(3)(D) of the CEQA Guidelines. A copy of this EIR can be found on the San Joaquin County Community Development Department website at [www.sjgov.org/commdev](http://www.sjgov.org/commdev)

(b) The Veterans Supportive Housing project does not plan to install individual fireplaces in each unit and install appliances that meet air pollution guidelines. The Community Assembly building may have a fireplace but would burn natural gas and would not burn wood which is known to contribute to poor air quality. During construction, contractors will use water trucks in order to reduce dust as a matter of good practice. The construction and operation of a 49 unit multi-family residential project is expected to result in a less than significant air quality impact.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510 requires developers to mitigate project emissions through 1) on-site design features that reduce trips and vehicle miles traveled, 2) controls on other emission sources, and 3) with reductions obtained through the payment of a mitigation fee used to fund off-site air quality mitigation projects. However, the underlying project is exempt from this rule because the project is under the threshold of 50 dwelling units. As a result, this project is not subject to this rule.

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

Would the project:

- |  |                          |                          |                                     |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



- |  |                          |                                     |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?       | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Impact Discussion:**

(a)(f)The project parcel relatively flat and is currently fallow with overgrown grass. There are no trees or waterways located within the project vicinity. The Natural Diversity Database does not identify any endangered species located on the project site. The San Joaquin Council of Governments (SJCOG) has reviewed the underlying project and determined that the development of Veterans Supportive Housing is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with CEQA. The applicant has committed to participation in the SJMSCP and therefore, with this mitigation there will be a less than significant effect on biological resources. The fee, as identified by SJCOG will be required prior to issuance of any building permit and prior to disturbance of any ground.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	Analyzed No Impact Prior EIR
<u>V. CULTURAL RESOURCES.</u>				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

The project parcel does not contain any known historical resources on the project site. The adopted General Plan 2035 (September 2016) identified mitigation measures that include mitigation measures that address procedures for what to do if prehistoric or historic-period archaeological resources are encountered during ground disturbing activities in the county. All activities within 100 feet shall halt and the County shall be notified.

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

**Impact Discussion:**

None.

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

Would the project:

- |  |                          |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect risks to life or property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Impact Discussion:**

- (a) A comprehensive analysis regarding geology and soil within San Joaquin County can be found in the General Plan 2035 EIR (adopted September 2016). The project parcel is located among various residential and commercial uses. There is no potential impact for landslides due to the flat topography of the project site as well as the flat topography of surrounding properties.

The parcel does not contain expansive soil and there are no private septic tanks proposed for the disposal of wastewater. The project will connect to sewer services provided by San Joaquin County and the City of Stockton. All buildings will be reviewed by the Building Department to ensure compliance with all California Building Code requirements. No additional mitigation measures are required.

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

**Impact Discussion:**

Analysis of greenhouse gas emissions for San Joaquin County can be found in the General Plan 2035 EIR (adopted September of 2016). The proposed underlying project is not expected to significantly impact greenhouse gas emissions. The location of the underlying project was chosen for a variety of reasons. One being the close proximity to services regularly used by Veterans. To the east of the project site is a Veteran Affairs Clinic and to the north is the San Joaquin County General Hospital. By locating supportive housing for homeless Veterans near these amenities, the need to drive to use these benefits is reduced significantly. In addition, the project will include the construction of a community center building where classes and meetings will be held for the Veterans that live on-site, thereby also providing additional resources that reduce the need for use of an automobile and reduce potential greenhouse gas emission impacts on the environment. Finally, landscaping requirements are required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7 to ensure water efficient landscaping. No additional mitigation measures are required.

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?

**Impact Discussion:**

None. There are no hazardous materials associated with this project. The proposed underlying project is located approximately 2.3 miles from an existing public airport (Stockton Metropolitan Airport) and is not expected to be significantly impacted by the airport in regards to excessive noise.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>X. HYDROLOGY AND WATER QUALITY.</b>					
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:**

- (a) & (c) The project site is not located within a Federal Emergency Management Agency Designated Flood Hazard Area and development will not be subject to specific building requirements in regards to flooding. Public sewer services will be provided by the City of Stockton as outlined in the previously approved agreement between the City of Stockton and San Joaquin County (dated January 30, 1979). Public water services will be provided by the City of Stockton as outlined in the previously approved agreement between the City of Stockton and San Joaquin County called the "Southern Water System Operation and Maintenance Agreement" (dated June 2, 1992). Public storm water

drainage services will be provided by San Joaquin County. The underlying project will be required to comply with the County Post-Construction Standards Manual or the County Phase II National Pollutant Discharge Elimination System (NPDES) and will need to submit a Storm Water Pollution Prevention Plan to Public Works for review prior to issuance of a building permit. There are no waterways (streams or rivers) within the project vicinity.

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

Would the project:

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

**Impact Discussion:**

- (b) The underlying project is located on a parcel of land owned by San Joaquin County. It is adjacent to properties also owned by San Joaquin County that are developed with a variety of uses. These uses include a Dialysis Clinic, a Veterans Affairs Clinic, two Migrant Housing developments, San Joaquin County General Hospital, the Sheriff's office, as well as close proximity to a future Veterans Clinic planned for development north of the County Hospital. The P-F zone and P/F General Plan designation is intended to provide services and facilities that are necessary to the health and welfare of the community (3.1 Community Development Element, pg. 3.1-67 [Public]). This designation allows for public and quasi-public uses. Permitting Veterans Supportive Housing in the P-F zone is consistent with the intent of the P/F General Plan designation as providing aid for homeless Veterans has been identified as an important issue within San Joaquin County. The Veterans Supportive Housing project, and its specific location on Mathews Rd. is compatible with surrounding land uses which include various types of residential and commercial development (single family and migrant housing and Veterans support).

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

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

None. The project site does not contain any known mineral 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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**XIII. NOISE.**

Would the project result in:

- |   |                          |                          |                                     |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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:**

(a) In addition, the project includes 49 multi-family residential uses and a 4,000 square foot community assembly building to be used privately by residences of the complex. All outdoor areas (identified as open space on the Site Plan dated February 22, 2019) which might be used for potential recreation areas are located behind the multi-family residential buildings and are near other residential development (migrant housing properties) to the north and west. Typical outdoor recreational areas that may be used for accessory activities (play areas for children and/or picnic areas for residents) are not expected to generate significant noise impacts on surrounding properties.

- (c) The proposed underlying project is located approximately 2.3 miles from an existing public airport (Stockton Metropolitan Airport) and is not expected to be significantly impacted by the airport in regards to excessive noise.



Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XIV. POPULATION AND HOUSING.**

Would the project:

- |   |                          |                          |                                     |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Impact Discussion:**

- (b) The proposed project would not result in the displacement of people or housing, but would rather provide housing for members of the community (Veterans and their families) that previously did not have access to housing.

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

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

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

**Impact Discussion:**

The proposed project is located within the French Camp-McKinley Fire District and therefore residents will receive fire protection and emergency medical response services from the District. The French Camp-McKinley Fire District will review all building permit applications for compliance with the California Fire Code and all related standards. In addition, the building permit will result in Fire Department Development fees that will be used to support the Fire District.

The San Joaquin County Sheriff provides law enforcement services to the unincorporated areas of San Joaquin County. The Sheriff's office is located on property adjacent to the project site.

The underlying project is located in the service area of Manteca Unified School District. School fees will be paid at the time of residential development to Manteca Unified School District prior to issuance of a building permit. These fees are not considered separate mitigation measures.

The number of residents that would potentially live in the Veterans Supportive Housing project is expected to be between 49 and 200 people (with an average of 1-4 residents per unit). The number of people served by this project is not expected to create a significant impact on level of service to fire, police, school, park or any other public services or facilities.

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

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

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

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

(b) The proposed underlying project includes open space on the site plan that could be used for outdoor recreational purposes in the future. These outdoor recreational areas would only be used by residents of the multi-family residential project and will not result in a significant impact on surrounding recreational facilities.

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

Would the project:

- |  |                          |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Impact Discussion:**

The proposed project will result in 49 new multi-family residential units. The applicant proposes to have 103 parking spaces (1.5 parking stalls/unit and 12 spaces for the community center) which is adequate for this type of use and consistent with the development standards contained in San Joaquin County Development Title. On average, for Veterans Supportive Housing, the applicant states that there will be a maximum of one (1) vehicle associated with each residential unit. As a result, the amount of parking spaces provided is adequate and the amount of traffic generated by the proposed use will result in less than significant impacts to existing roadways. The location of the proposed project is appropriate because of its access to existing public transit lines. There are multiple public transit routes that pick up throughout the day at the San Joaquin County Hospital (adjacent to the project site), which is in walking distance to the proposed project site, and go to various locations in Stockton (including the Amtrak Station and Downtown Transit Center).

The project site is centrally located on existing roadways for adequate emergency access. The project has frontage and access from Mathews Rd. which has an existing right-of-way of sixty (60) feet and a planned right-of-way of eighty-four (84) feet and is bisected by Manthey Road. Nearby access to Interstate 5 allows for responsive emergency access for residents from the French Camp-McKinley Fire District which is located approximately 1 mile from the project site. In addition, the San Joaquin County Hospital is located on an adjacent parcel to the project site.

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

**Impact Discussion:**

Kathy Perez, California's Most Likely Descendant of the California Valley Yokuts Tribe, as designated by the Native American Heritage Commission has been notified of the Text Amendment and the underlying project. No consultation has been requested by Ms. Perez. There are no known tribal cultural or historical resources identified at this location.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b>					
Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

Public sewer services will be provided by the City of Stockton through a previously approved agreement between the City of Stockton and San Joaquin County (dated January 30, 1979). Public water services will be provided by the City of Stockton through a previously approved agreement between the City of Stockton and San Joaquin County called the "Southern Water System Operation and Maintenance Agreement" (dated June 2, 1992). Public storm water drainage services will be provided by San Joaquin County. The availability of all public services have been verified by the Community Development Department.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XX. WILDFIRE.</b>					
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?

**Impact Discussion:**

None. The project site is located in an area that has a variety of existing urban development. The property is located within the French-Camp McKinley Fire District (located approximately 1 mile away) and is not located within an area classified as having a very high fire severity zone.

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

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

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

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

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

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

The San Joaquin Council of Governments (SJCOG) has reviewed the underlying project and determined that the development of Veterans Supportive Housing is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with CEQA. The applicant has committed to participation in the SJMSCP and therefore, with this mitigation there will be a less than significant effect on biological resources. The fee, as identified by SJCOG will be required prior to issuance of any building permit and prior to disturbance of any ground.

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.



**Attachment "A"**

**DRAFT LANGUAGE FOR TEXT AMENDMENT NO. PA-1800327**

**Project Description:** The following is a proposed Development Title Text Amendment application to permit a new use type, Veterans Supportive Housing, in the P-F (Public Facilities) zone subject to an approved Improvement Plan.

- *The underlying project that necessitated the need for this Text Amendment is a forty-nine (49) unit affordable housing development exclusively for homeless Veterans on a 4-acre portion of a 16-acre parcel owned by San Joaquin County Hospital (APN: 193-050-15). In addition to the residential units, a 4,000 square foot community center (private use for residents only) and office space is proposed. There is also an 800 square foot maintenance building proposed. It is anticipated that there will be two full time employees and two part time employees associated with operating the facility. The average number of personal vehicles associated with each unit is one (1). The project will be served by public water, sewer and storm drainage. See Site Plan dated February 22, 2019 (attached).*

**Section 9-115.150**

**Veterans Supportive Housing.** "Veterans supportive housing" means long –term, supportive and affordable housing for Veterans and their families to assist in regaining or maintaining independence. Veterans supportive This use type has specific locational criteria and development requirements in the Public Facilities (P-F) zone.

**CHAPTER 9-305  
RESIDENTIAL ZONES: USE REGULATIONS**

**Table 9-305.2 Uses in Residential Zones**

Residential Use Types	Residential Zones					
	R-R	R-VL	R-L	R-M	R-MH	R-H
<b>Veterans Supportive Housing</b>	-	-	-	-	-	-

**CHAPTER 9-405  
COMMERCIAL ZONES: USE REGULATIONS**

**Table 9-405.2 Uses in Commercial Zones**

Residential Use Types	Commercial Zones								
	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X
<b>Veterans Supportive Housing</b>	-	-	-	-	-	-	-	-	-

**CHAPTER 9-505  
INDUSTRIAL ZONES: USE REGULATIONS**

**Table 9-505.2 Uses in Industrial Zones**

Residential Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
<u>Veterans Supportive Housing</u>	=	=	=	=	=

**CHAPTER 9-605  
AGRICULTURAL ZONES: USE REGULATIONS**

**Table 9-605.2 Uses in Agricultural Zones**

Residential Use Types	Agricultural Zones			
	AG	AL	AU	ARM
<u>Veterans Supportive Housing</u>	=	=	=	=

**CHAPTER 9-705  
OTHER ZONES: USE REGULATIONS**

**Table 9-705.2 Uses in Other Zones**

Residential Use Types	Other Zones		
	P-F	M-X	AP-X
<u>Veterans Supportive Housing*</u>	<u>PI</u>	=	=

**Section 9-705.6 SPECIAL USE REGULATIONS IN THE PUBLIC FACILITIES ZONE**

- (c) **Veterans Supportive Housing.** Veterans supportive housing may be permitted in the P-F zone subject to the following requirements:
- (1) An Improvement Plan shall be required for projects where the total number of cumulative units for Veterans supportive housing is equal to or less than forty-nine (49).
  - (2) A Site Approval shall be required for projects where the total number of cumulative units for Veterans supportive housing is equal to or greater than fifty (50).
  - (3) Development shall occur on parcels located within one half (1/2) mile of a State or Federal Interstate.
  - (4) Development shall occur on parcels with primary frontage on a Minor Arterial or higher classification roadway.
  - (5) Development shall occur on parcels located within one quarter (1/4) mile of a County owned hospital.

- (6) Development shall comply with multi-family residential project landscaping requirements contained in Section 9-1020.6(a) of the Development Title and parking landscaping requirements contained in Section 9-1020.5 of the Development Title.
- (7) Signs shall comply with the regulations for multi-family residential projects contained in Section 9-1710.4(b)
- (8) Veterans supportive housing shall be served by public water, sewer, and storm drainage.

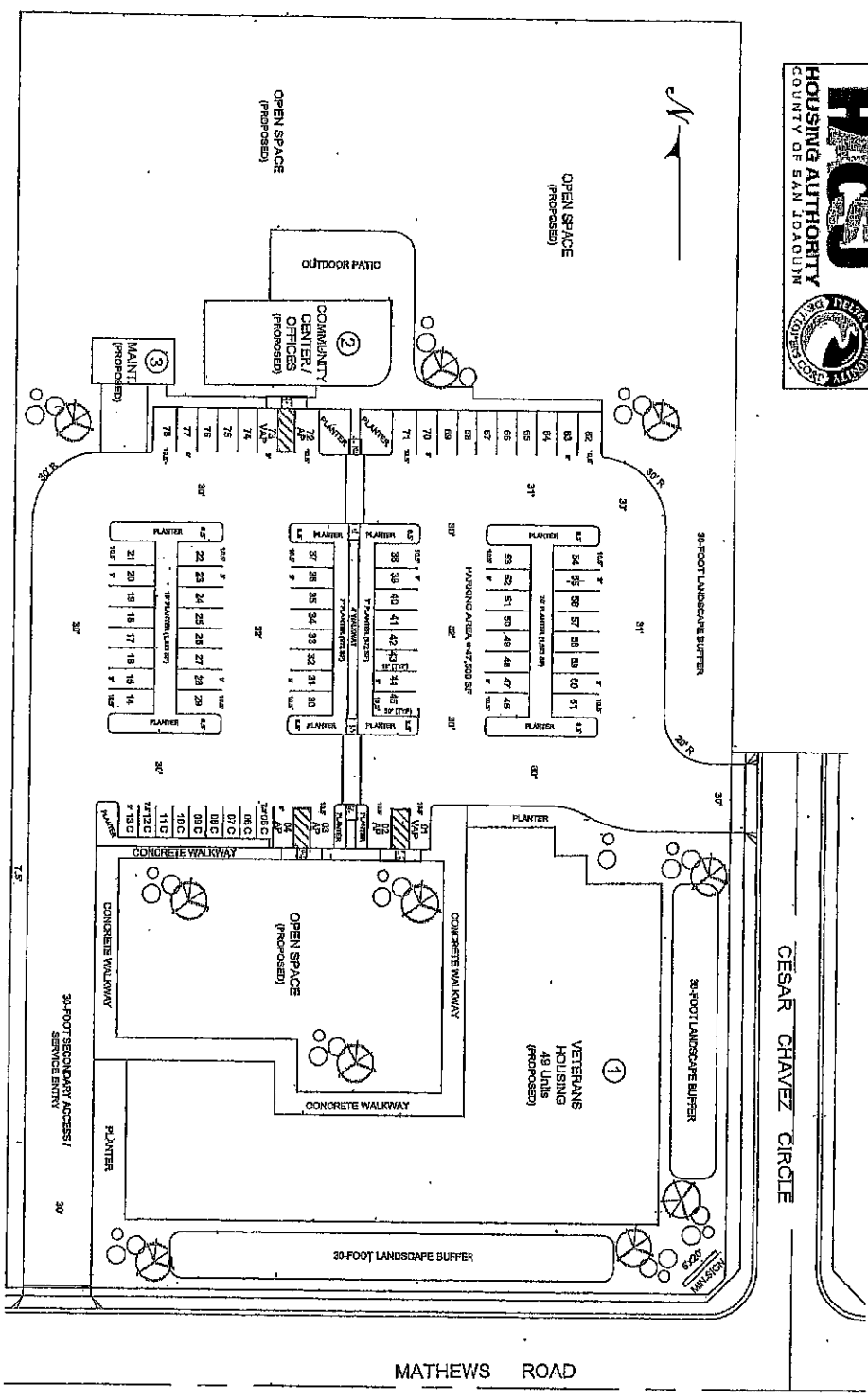
**CHAPTER 9-1015  
PARKING AND LOADING**

**Table 9-1015.3(a)**

Residential Use Types	Spaces Required
<b><u>Veterans Supportive Housing</u></b>	<b><u>1.5 spaces/dwelling unit</u></b>



SITE PLAN  
 Application # PA-1800327  
 Received By gmg on 2/22/19



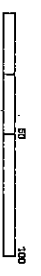
**PARKING AREA REQUIREMENTS**

DESCRIPTION	PARKING LOT AREA	REQ. 5% LANDSCAPING	LANDSCAPING AREA	PERCENTAGE PROVIDED
UNSCOPED	47,708 SF (+)	2,386 SF (+)	5,190 SF (+)	10.8%

C = COMPACT PARKING STALLS  
 AP = ACCESSIBLE PARKING STALLS  
 VAN = VAN ACCESSIBLE PARKING STALLS

**PROPOSED STRUCTURES - PARKING**

STRUCTURE NUMBER	PROPOSED USE	# UNITS (RV)	BAF (sq-ft)	HIGHEST OVERALL HEIGHT (EST.)	BASE LAYERS	MANUAL PARKING	PROPOSED PARKING	ACCESSIBLE PARKING
1	VETERANS HOUSING	48	NA	45	NA	59	01	4
2	COMMUNITY CENTER	NA	4,000	35	10	16	18	2
3	MAINTENANCE	NA	500	25	1	1	1	0
<b>TOTAL</b>						<b>76</b>	<b>78</b>	<b>6</b>



**HOUSING AUTHORITY of the COUNTY of SAN JOAQUIN**  
**VICTORY GARDENS**  
 MATHEWS ROAD, FRENCH CAMP, CA  
 CONCEPTUAL VETERANS HOUSING PROJECT

DATE: 1/10/2019

1 / 1

DRAWN BY: GERALD JONES

SCALE: NTS

PROJECT LOCATION: MATHEWS ROAD, FRENCH CAMP, CA

VICTORY GARDENS

CONCEPTUAL

60 UNIT VETERANS HOUSING PROJECT