



SAN JOAQUIN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
INITIAL STUDY

FILE NO: PA-1800064 (ZR)

PROJECT/APPLICANT: KNOLL/ DILLON & MURPHY

PROJECT DESCRIPTION: A Zone Reclassification application to change the zoning designation of a 14.57-acre parcel from AG-40 (General Agriculture, 40-acre minimum) to R-R (Rural Residential). The underlying project is a seven (7) lot residential subdivision, each parcel to contain a minimum of two (2) acres. The project site is located on the south side of East State Route 12, 1,525 feet west of North Locust Tree Road, Victor.

**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: 051-120-56

ACRES: 14.57-acres

GENERAL PLAN: R/R

ZONING: AG-40

CURRENT SITE CONDITIONS (topography, uses): Relatively flat land with a single family residence and accessory buildings.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): Seven (7) residential lots, each to contain a minimum of two (2) acres.

**SURROUNDING LAND USES:**

North: Industrial/Agriculture with scattered residences

South: Agriculture with scattered residences

East: Agriculture with scattered residences

West: Residential/Commercial/Agriculture with scattered residences

**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: Lodi

**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.

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 (note report title, date, and consultant).

**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.

**16. Mandatory Findings of Significance:**

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

- f. Does the project have the potential to degrade the quality of the environment or curtail the diversity in the environment?  Yes  No
- g. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?  Yes  No
- h. Does the project have impacts which are individually limited but cumulatively considerable?  Yes  No
- i. Does the project have environmental impacts which will cause substantial, adverse effects on human beings, either directly or indirectly?  Yes  No

**17. 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-1800064(ZR).**

Prepared by: Giuseppe Sanfilippo

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Title: Associate Planner

Date: February 5, 2019

**INITIAL STUDY (ATTACHMENT)  
PA-1800064 (ZR)  
KNOLL/ DILLON & MURPHY**

**PROJECT DESCRIPTION: A Zone Reclassification application to change the zoning designation of a 14.57-acre parcel from AG-40 (General Agriculture, 40-acre minimum) to R-R (Rural Residential). The underlying project is a seven (7) lot residential subdivision, each parcel to contain a minimum of two (2) acres. The property has a General Plan designation of R/R (Rural Residential) and a zoning of AG-40 (General Agriculture, 40-acre minimum). The project site is located on the south side of East State Route 12, 1,525 feet west of North Locust Tree Road, Victor.**

**ENVIRONMENTAL ISSUES:**

**2. Earth**

2.c. The Soil Survey of San Joaquin County classifies the soil on the parcel as *Tokay fine sandy loam, 0 to 2-percent slopes*. *Tokay fine sandy loam's* permeability is moderately rapid and available water capacity is high. This unit is suited to irrigated row, orchard, and vineyard crops. *Tokay fine sandy loam* has a storie index of rating of 95 and a land capability of I irrigated and IVc nonirrigated.

The proposed project is a Zone Reclassification to change the zoning of the same parcel from AG-40 (General Agriculture, 40-acre minimum) to R-R (Rural Residential). The Zone Reclassification application is proposed to align the parcel with the current underlying General Plan designation of R/R (Rural Residential). The underlying project is a seven (7) lot residential subdivision, each parcel to contain a minimum of two (2) acres. The project site is vacant and located directly adjacent to an existing residential development to the east, within the Rural Unincorporated Community of Victor. The property also contains frontage along East State Route 12. Therefore, the proposed project will have a less than significant impact to surrounding agricultural operations and will not create premature development pressure on surrounding agricultural lands to convert land from agricultural uses to non-agricultural uses. This project is a Zone Reclassification application that proposes to change the permitted use from an agricultural to a nonagricultural use, therefore agricultural mitigation will be required. Pursuant to Development Title Section 9-1080.3(c), agricultural mitigation shall be satisfied by granting a farmland conservation easement or other farmland conservation mechanism set forth in San Joaquin County Development Title Section 9-1080.3(d) to or for the benefit of a Qualifying Entity. The number of acres of agricultural mitigation land shall be at least equal to the number of acres that will be changed to a nonagricultural use (1:1 ratio). A referral has been sent to the San Joaquin Farm Bureau for review.

**3. Plant/Animal Life**

3. a. & b. The Natural Diversity Database lists the vernal pool tadpole shrimp (*Lepidurus packardii*), and the Sanford's arrowhead (*Sagittaria sanfordii*) as rare, endangered, or threatened species or habitat located on or near the site. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. 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. The project site is located within the 65 dB noise contour for East State Route 12. Pursuant to General Plan 2035 Background Report Table 15-8; the 65 dB noise contour is 102 feet from the side of the road. This project is a Zone Reclassification application to change the zoning designation of a 14.57-acre parcel from AG-40 (General Agriculture, 40-acre minimum) to R-R (Rural Residential), and the underlying project is a seven (7) lot residential subdivision, each parcel to contain a minimum of two (2) acres. Pursuant to Development Title Table 9-1025.9, residential uses are noise sensitive land use types. A portion of Parcels One and Seven of the proposed subdivision fall within the noise contour, however there is sufficient area to build outside of these ninety feet and as a result, a noise study is not required. As a result, noise impacts are expected to be less than significant.

## **8. Utilities and Public Service**

8.a. There are no public services available in this area for water, sewer, or storm water drainage. Pursuant to Development Title Section 9-1105.4, within rural communities identified in the General Plan, wastewater disposal may be provided by onsite wastewater disposal. Pursuant to Development Title Section 9-1120.4(a), subdivisions with parcels two (2) acres or larger may be served by a well if there is no public water system with 700 feet of the project site. Pursuant to Development Title Section 9-1135.4(b), storm water may be retained on-site if there are no terminal drainage facilities within 200 feet of the project site, and the site conditions of soil permeability and groundwater level allow a retention basin design to meet San Joaquin County Improvement Standards.

The underlying project is a seven (7) lot residential subdivision, each parcel to contain a minimum of two (2) acres. Any new parcels will have to be accommodated by an on-site well for water, and septic system for sewage. Storm water drainage will have to be retained on-site. The Environmental Health Department and the Department of Public Works will determine the feasibility of these systems.

## **9. Transportation/Circulation**

9.a. The underlying subdivision proposes to create seven (7) parcels, which could result in a single family residence, a second unit dwelling, and accessory structures on each parcel. The Department of Public Works reviewed the application and found that the addition of seven (7) parcels is not expected to exceed fifty vehicles during any hour. Therefore, the project will have a less than significant impact on traffic volumes on local streets.

## **13. Land Use**

13. a & b. The subject parcels have a General Plan designation of R/R (Rural Residential) and are zoned AG-40 (General Agriculture, 40-acre minimum). The underlying subdivision is not a growth-inducing action nor is in conflict with any existing or planned uses because it is consistent with the county's General Plan and zoning ordinances which regulate the R-R (Rural Residential) zone. Parcels in the R-R (Rural Residential) zone that are not served by a public water system, public sewer system, and public storm drain system must be a minimum of two (2) acres. The proposed parcels will each be a minimum of two (2) acres and the area contains many parcels of similar size with residences. The underlying subdivision will meet the General Plan density of 0.2 to 1.0 primary dwellings per gross acre for the Rural Residential designation pursuant to the 2035 General Plan (Rural Residential, page 3.1-28). There are no applicable Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.

This project is a Zone Reclassification application that proposes to change the permitted use from an agricultural to a nonagricultural use, therefore agricultural mitigation will be required. Pursuant to Development Title Section 9-1080.3(c), agricultural mitigation shall be satisfied by granting a farmland conservation easement or other farmland conservation mechanism set forth in San Joaquin County Development Title Section 9-1080.3(d) to or for the benefit of a Qualifying Entity. The number of acres of agricultural mitigation land shall be at least equal to the number of acres that will be changed to a nonagricultural use (1:1 ratio).