

**STOCKTON**  
**ENVIRONMENTAL INFORMATION AND INITIAL STUDY FORM**  
(Pursuant to Cal. Code of Regulations, Title 14, Sections 15063-15065)

INITIAL STUDY FILE NO:	<u>IS</u>	<b>LEAD AGENCY</b> City of Stockton Community Development Dept. Planning Division 345 North El Dorado Street Stockton, CA 95202 (209) 937-8266
EIR FILE NO:	___	
INITIAL STUDY FILING DATE:	___	

**Note:** *The purpose of this document is to describe the project, its environmental setting, any potentially significant adverse environmental impacts which may be caused by the project or which may affect the project site and/or surrounding area, and any mitigation measures which will be incorporated into the project. Please complete all applicable portions of Section A (General Information/Project Description) and as much of Section B (Project Site Characteristics) as possible. If a question is not applicable, then, respond with "N/A". After completing Sections A and B, please sign the certification following Section B and attach any supplemental documentation and exhibits as deemed necessary. The completed form and applicable fees should be filed at the above-noted Lead Agency address.*

**PLEASE TYPE OR PRINT**

**A. GENERAL INFORMATION/PROJECT DESCRIPTION (Completed by Applicant)**

1. Project Title: \_\_\_\_\_
2. Property Owner(s): \_\_\_\_\_  
Address: \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_
3. Applicant/Proponent: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_
4. Consulting Firm: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_
5. Project Site Location:
  - a. Address (if applicable) or Geographic Location: \_\_\_\_\_  
\_\_\_\_\_
  - b. Assessor's Parcel Number(s): \_\_\_\_\_
  - c. Legal Description [Attach metes and bounds (bearings and dimensions) description and corresponding map(s) or list existing lots of record from recorded deed]:
6. General Project Description: *(Describe the whole action, including later phases of the project and any secondary, support, or offsite features necessary for its implementation. Attach additional sheets if necessary.)*
7. Applications Currently Under City Review:  
  
File Number(s): \_\_\_\_\_
8. Other permits/reviews required by the City, County, State, Federal or other agencies for project implementation:  
  
**Agency:** \_\_\_\_\_ **Permits/Reviews:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Describe proposed General Plan (GP) amendments and/or rezoning (Zoning) requests, if applicable:  
  
**Existing GP Designation** **Proposed GP Designation** **Acres** **Existing Zoning** **Proposed Zoning** **Acres**  
\_\_\_\_\_  
\_\_\_\_\_

10. Describe any site alterations which result from the proposed project: (Address the amount and location of grading, cuts and fills, vegetation/tree removal, alterations to drainage, removal of existing structures, etc.)

11. Specific Project Description/Operational Characteristics:

a. Describe Proposed Commercial, Industrial, Institutional, and Recreational Uses (all non-residential uses):

(1)	<u>Proposed Land Use(s)</u>	<u>Zoning</u>	<u>Site Acreage</u>	<u>Structure Sq. Ft.</u>	<u>Required Parking</u>	<u>Parking Provided</u>
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____

(2) Describe project phasing (location/timing):

(3) Days/Hours of operation: \_\_\_\_\_; Work shifts per day: \_\_\_\_\_

(4) Total number of employees: \_\_\_\_\_; Number of employees per work shift: \_\_\_\_\_

(5) Number of company vehicles/trucks: \_\_\_\_\_

(6) Estimated number of vehicle trip ends (TE) per day generated by project: Trucks \_\_\_ TE/Day; Passenger Vehicles, \_\_\_ TE/Day; Total, \_\_\_ TE/Day.

(7) Estimated maximum number of TE/Day based on proposed General Plan Designation: \_\_\_\_\_ TE/Day, and/or Proposed Zoning: \_\_\_\_\_ TE/Day

(8) Will land use-related noise produced on site exceed adopted noise standards (i.e.: 45 Leq dB during nighttime or 55 Leq dB during daytime hours at nearest residential property line; 75 Lmax dB at nearest commercial property line; and/or 80 Lmax dB at nearest industrial property line)?  
 No \_\_\_\_\_ Yes \_\_\_\_\_ If yes, describe sources and levels of noise:

(9) Other operational or design characteristics:

b. Describe Proposed Residential Land Uses: [Check (4) or specify applicable types]

- |   |                                   |
|---|-----------------------------------|
| Apartments                                | Townhouses                        |
| Conventional 1-F, 2-F, or 3-F             | Condominiums                      |
| Elderly Apartments                        | Dormitory/Rooming/Boarding Houses |
| Residential Care Facility                 | Employee Housing                  |
| PURD                                      | Mobile Homes                      |
| Occupancy Facilities                      | Other                             |
| Motel/Hotel/B&B; Extended Stay/Single Rm. |                                   |

(1) Residential Land Use Summary:

<u>Type of Unit</u>	<u>Zoning</u>	<u>Acreage</u>	<u>Proposed Units</u>	<u>Units/Acre</u>	<u>Max. Units</u>	<u>Allowed</u>	<u>Max. Density</u>
_____	_____	_____	_____	_____	_____	_____	_____

(2) Describe Project Phasing: \_\_\_\_\_

(3) Population Projection for Proposed Project: = \_\_\_\_\_

Projected Population Density (Persons/Unit): = \_\_\_\_\_

(4) Student Generation Projected for Proposed Project: = \_\_\_\_\_  
 Projected Student Density (K-12 Students/Unit): = \_\_\_\_\_

(5) Estimated total number of vehicle trip ends (TE) per day generated by proposed project: = \_\_\_\_

(6) Estimated maximum number of TE/Day based on proposed General Plan Designation: \_\_\_\_\_ TE/Day,  
 and/or Proposed Zoning: \_\_\_\_\_ TE/Day

12. Will the project generate any substantial short-term and/or long-term air quality impacts, including regional/cumulative contributions? No \_\_\_\_\_ Yes \_\_\_\_ If so, estimate the type and amount of emissions below (e.g., tons per year of PM10, ROG, Nox, and CO):

a. Construction Emissions: \_\_\_\_\_

b. Stationary Source Emissions: \_\_\_\_\_

c. Mobile Source Emissions: \_\_\_\_\_

**B. PROJECT SITE CHARACTERISTICS (Completed by Applicant and/or Lead Agency, as applicable):**

1. Total Site Acreage (Ac.) (or) Square Footage (S.F.): \_\_\_\_\_ S.F. \_\_\_\_\_ Ac.

2. <u>Ex. General Plan Designations</u>	<u>Acres</u>	<u>Ex. Zoning (City or County)</u>	<u>Acres</u>
_____	_____	_____	_____

Identify and describe any specific plans, redevelopment areas, and/or other overlay districts/zones which are applicable to the project site:

4. <u>Identify Existing On-Site Land Uses and Structures:</u>	<u>Acres or Sq. Ft.:</u>
_____	_____
_____	_____

5. Prior Land Uses if Vacant: \_\_\_\_\_

6. Describe any on-site and adjacent utility/infrastructure improvements and right-of-ways/easements:

7. Adjacent land uses, zoning and General Plan designations:

Adjacent Uses	Zoning (City or County)	General Plan Designations
North:		
South:		
East:		
West:		

8. If site contains at least ten (10) acres of undeveloped and/or cultivated agricultural land, complete the following:

a. Is the land classified as "Prime Farmland" and/or "Farmland of Statewide Importance" (as identified on the San Joaquin County "Important Farmland Map")? No \_\_\_\_ Yes \_\_\_\_

b. Is the site under a Williamson Act Land Conservation Contract? No \_\_\_\_ Yes \_\_\_\_

c. If the site is under contract, has a "Notice of Non-Renewal" been filed? No \_\_\_ Yes \_\_\_  
If yes, when will the contract expire? Date: \_\_\_\_\_

9. Describe important on-site and/or adjacent topographical and water features:

On-Site: \_\_\_\_\_

Adjacent: \_\_\_\_\_

10. Describe any important on-site and/or adjacent vegetation/wildlife habitat:

On-Site: \_\_\_\_\_

Adjacent: \_\_\_\_\_

11. Describe any general and special status wildlife species known to inhabit the site or for which the site provides important habitat: \_\_\_\_\_

12. Identify and describe any significant cultural resources on or near the site (*attach a "Records Search", "Site Survey", and/or other documentation, if applicable*): \_\_\_\_\_

13. Identify and describe any on-site or nearby public health and safety hazards or hazardous areas (*attach a "Preliminary Site Assessment" and/or "Remediation Plan", if applicable*): \_\_\_\_\_

14. Identify and describe any potentially hazardous geologic/soil conditions: \_\_\_\_\_

15. Is any portion of the site subject to a 100-year flood? No \_\_\_\_\_ Yes \_\_\_\_\_ If so, what flood zone? \_\_\_\_\_

16. Identify and describe, below, any existing and/or projected on-site ambient noise levels which exceed adopted noise standards (*plot noise contours on proposed tentative maps or on a site plan for the project, if applicable*):

a. Do on-site ambient noise levels from existing land uses (locally regulated noise sources) located on-site or off-site exceed adopted noise standards? Yes \_\_\_ No \_\_\_. If so, describe: \_\_\_\_\_

b. Does or will transportation-related noise exceed 60 dB Ldn at any exterior location or 45 dB Ldn at any interior location? Yes \_\_\_ No \_\_\_. If so, describe: \_\_\_\_\_

17. Indicate by checking (4) whether the following public facilities/infrastructure, utilities, and services are presently or readily available to the project site and whether the proposed project can be adequately served without substantial improvements or expansion of existing facilities and services. If new or expanded/modified facilities or services are necessary, explain below.

Yes      No      N/A

- a. Water supply/treatment facilities
- b. Wastewater collection/treatment facilities
- c. Storm drainage, flood control facilities
- d. Solid waste collection/disposal/recycling services
- e. Energy/communication services
- f. Public/private roadway and access facilities
- g. Public/private parking facilities
- h. Other public/private transportation services

(public transit, railway, water or air transport, etc.)

- i. Fire and emergency medical services
- j. Police/law enforcement services
- k. Parks and recreation services
- l. Library services
- m. General government services
- n. School facilities

Explanation(s):

**SIGNATURE** (*Completed by Owner or Legal Agent*)

I certify, under penalty of perjury, that the foregoing is true and correct and that I am (*check one*):

\_\_\_\_\_ Legal property owner (*owner includes partner, trustee, trustor, or corporate officer*)

\_\_\_\_\_ Owner's legal agent, authorized project applicant, or consultant (*attach proof of consent to file on owner's behalf*)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Type or Print Name and Title)

**C. ENVIRONMENTAL SIGNIFICANCE CHECKLIST (Completed by Lead Agency or Authorized Consultant - - Check (4) Responses and Provide Supporting Documentation and References, as applicable):**

- *In completing this Checklist, the Lead Agency shall evaluate each environmental issue based on the preceding Sections A and B of this Initial Study and shall consider any applicable previously-certified or adopted environmental analysis. The decision as to whether a project may have one or more significant effects shall be based on substantial evidence in light of the whole record before the Lead Agency. All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.*
- *Following each section of this Checklist is a subsection to incorporate environmental documentation and to cite references in support of the responses for that particular environmental issue. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Agency cites (in parentheses) at the end of each section. This subsection provides (a) the factual basis for determining whether the proposal will have a significant effect on the environment; (b) the significance criteria or threshold, if any, used to evaluate each question; and (c) the new or revised mitigation measures and/or previously-adopted measures that are incorporated by reference to avoid or mitigate potentially significant impacts. Mitigation measures from Section D, "Earlier Analyses", may be cross-referenced. In addition, background and support documentation may be appended and/or incorporated by reference, as necessary. This section is required to support a "Mitigated Negative Declaration". If an Environmental Impact Report (EIR) will be prepared, this section shall provide an "EIR Scope of Work" in order to focus on issues to be addressed in the Draft EIR*
- *A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project site is not subject to flooding). A "No Impact" answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).*
- *Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is "Potentially Significant", "Less-than-Significant with Mitigation Incorporated", or "Less-than-Significant". "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant and mitigation measures to reduce the impact to a less-than-significant level have not been identified or agreed to by the project applicant. If there are one or more "Potentially Significant Impact" entries upon completing the Checklist, an Environmental Impact Report (EIR) is required.*
- *The "Less-than-Significant with Mitigation Incorporated" category applies when revisions in the project plans or proposals made, or agreed to, by the applicant would avoid or mitigate the effect(s) of the project to a point where, clearly, no significant adverse environmental effect would occur. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. Upon completing the Checklist, if there is no substantial evidence in light of the whole record before the Lead Agency that the project, as revised, may have a significant effect on the environment, then, a "Mitigated Negative Declaration" shall be prepared.*
- *The Checklist shall incorporate references to common or comprehensive information sources [e.g., the City's General Plan, redevelopment plans, infrastructure master plans, zoning ordinance/development code(s), and related environmental documents, etc.] for potential regional (Citywide) and cumulatively considerable impacts. In addition, any prior site-specific environmental documents and/or related studies (e.g., traffic studies, geo-technical/soils reports, etc.) should be cited and incorporated by reference, as applicable. Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated. Referenced documents shall be available for public review in the City of Stockton Community Development Department, Planning Division, 345 N. El Dorado St., Stockton, CA.*
- *Supporting Information Sources: A source list should be attached and other sources used and/or individuals contacted should be cited in the discussion.*

## ENVIRONMENTAL SIGNIFICANCE CHECKLIST

1. **AESTHETICS** - Would the project:
  - a. Have a substantial adverse effect on a scenic vista?
  - b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?
  - c. Substantially degrade the existing visual character or quality of the site and its surroundings?
  - d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

**Supporting Documentation/References Cited:**

2. **AGRICULTURAL RESOURCES** - In determining whether impacts on 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 Department of Conservation. 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 non-agricultural use?
  - b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?
  - c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

**Supporting Documentation/References Cited:**

3. **AIR QUALITY** - When 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?
  - b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
  - c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?
  - d. Expose sensitive receptors to substantial pollutant concentrations?
  - e. Create objectionable odors affecting a substantial number of people?

**Supporting Documentation/References Cited:**

4. **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?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?
- 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?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 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?

**Supporting Documentation/References Cited:**

**5. CULTURAL RESOURCES - Would the project:**

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

**Supporting Documentation/References Cited:**

**6. GEOLOGY AND SOILS - Would the project:**

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - (1) 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.
  - (2) Strong seismic groundshaking?

(3) Seismic-related ground failure, including liquefaction?

(4) Landslides?

- b. Result in substantial soil erosion or the loss of topsoil?
- 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 an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

**Supporting Documentation/References Cited:**

**7. 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?
- 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?
- c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site that 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?
- e. Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?
- f. Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures 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?

**Supporting Documentation/References Cited:**

**8. HYDROLOGY AND WATER QUALITY - Would the project:**

- a. Violate any water quality standards or waste discharge requirements?

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?
- e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f. Otherwise substantially degrade water quality?
- g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood hazard area structures that would impede or redirect floodflows?
- i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j. Contribute to inundation by seiche, tsunami, or mudflow?

**Supporting Documentation/References Cited:**

**9. LAND USE AND PLANNING - Would the project:**

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

**Supporting Documentation/References Cited:**

**10. 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?
- 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?

**Supporting Documentation/References Cited:**

**11. NOISE - Would the project:**

- a. Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?
- b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?
- c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e. Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?
- f. Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels

**Supporting Documentation/References Cited:**

**12. POPULATION AND HOUSING - Would the project:**

- a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?
- b. Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?
- c. Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?

**Supporting Documentation/References Cited:**

**13. PUBLIC SERVICES - Would the project:**

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 following public services:
  - (1) Fire protection?
  - (2) Police protection?
  - (3) Schools?
  - (4) Parks?
  - (5) Other public facilities?

**Supporting Documentation/References Cited:**

**14. RECREATION - Would the project:**

- a. 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?
- b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

**Supporting Documentation/References Cited:**

**15. TRANSPORTATION/TRAFFIC - Would the project:**

- a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?
- b. Cause, either individually or cumulatively, exceedance of a level-of-service standard established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Result in inadequate parking capacity?
- g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

**Supporting Documentation/References Cited:**

**16. UTILITIES AND SERVICE SYSTEMS - Would the project:**

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?
- e. Result in a determination by the wastewater treatment provider that 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?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

**Supporting Documentation/References Cited:**

**17. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Supporting Documentation/References Cited:**

**D. EARLIER ANALYSIS (Completed by Lead Agency or Authorized Consultant):**

Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Initial Study/Negative Declaration [Section 15063(c)(3)(D) of the State CEQA Guidelines]. The previously-certified or adopted environmental document(s) and any applicable adopted mitigation measures, CEQA "Findings", statements of overriding consideration, and mitigation monitoring/reporting programs are incorporated by reference, as cited below, and discussed on attached sheet(s) to identify the following:

- (a) **Earlier Analysis Used** — Identify and state where earlier analyses are available for review.
- (b) **Impacts Adequately Addressed** — Identify which effects from the above Checklist (Section C) were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- (c) **Mitigation Measures**— For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- (d) **CEQA Findings, Statements of Overriding Consideration, and Mitigation Monitoring/Reporting Programs** — Identify any applicable previously adopted CEQA Findings, overriding considerations, and mitigation monitoring/reporting provisions that have been relied upon and incorporated into the proposed project, pursuant to Sections 15150 (Incorporation by Reference) and 15152(f)(3) (Tiering) of the State CEQA Guidelines.

<u>ENVIRONMENTAL ISSUE:</u>	<u>REFERENCES TO EARLIER ANALYSES, IMPACTS ADEQUATELY ADDRESSED, AND INCORPORATED MITIGATION AND FINDINGS:</u>
1. <u>AESTHETICS</u>	_____
2. <u>AGRICULTURAL RESOURCES</u>	_____
3. <u>AIR QUALITY</u>	_____
4. <u>BIOLOGICAL RESOURCES</u>	_____
5. <u>CULTURAL RESOURCES</u>	_____
6. <u>GEOLOGY AND SOILS</u>	_____
7. <u>HAZARDS AND HAZARDOUS MATERIALS</u>	_____
8. <u>HYDROLOGY AND WATER QUALITY</u>	_____
9. <u>LAND USE AND PLANNING</u>	_____
10. <u>MINERAL RESOURCES</u>	_____
11. <u>NOISE</u>	_____
12. <u>POPULATION AND HOUSING</u>	_____
13. <u>PUBLIC SERVICES</u>	_____
14. <u>RECREATION</u>	_____
15. <u>TRANSPORTATION/TRAFFIC</u>	_____
16. <u>UTILITIES AND SERVICE SYSTEMS</u>	_____
17. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	_____

**E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED [Completed by Lead Agency or Authorized Consultant - - Check (4), as applicable]:**

The environmental factors checked below would potentially be affected by this project (i.e., the project would involve at least one impact that is a “Potentially Significant Impact”), as indicated in the preceding Checklist (Section C) and the Earlier Analysis (Section D):

Aesthetics	Agricultural Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards and Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	Noise	Population/Housing
Public Services	Recreation	Transportation/Traffic
Utilities/Service Systems	Mandatory Findings of Significance	

**F. OTHER REFERENCES AND PERSONS CONSULTED (Completed by Lead Agency or Authorized Consultant):**

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Board of Supervisors*, 222 Cal. App. 3d 1337(1990).

**G. DETERMINATION [Completed by Lead Agency - -Check (4), as applicable]:**

On the basis of this initial evaluation and on substantial evidence in light of the whole record before the Lead Agency:

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, however, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent (see attached Mitigation Agreement). A MITIGATED NEGATIVE DECLARATION or an ADDENDUM to 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 (EIR), SUBSEQUENT EIR, SUPPLEMENT to an EIR, or an ADDENDUM to an EIR is required.

I find that the proposed project MAY have an impact on the environment that is “potentially significant” or “potentially significant unless mitigated” 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 ENVIRONMENTAL IMPACT REPORT or MITIGATED NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or MITIGATED NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required. Specifically, the environmental documentation for the proposed project is provided by the following document(s):

- (1) Negative Declaration/Initial Study (I.S.) File No.: \_\_\_\_\_  
State Clearinghouse No.: \_\_\_\_\_
- (2) Final EIR File No: \_\_\_\_\_ Title: \_\_\_\_\_  
State Clearinghouse No.: \_\_\_\_\_
- (3) Other Environmental Document(s): \_\_\_\_\_

(Pursuant to the State and City Guidelines for Implementation of CEQA, the determination of the Community Development Director may be appealed to the City Planning Commission by submitting a written appeal with the applicable fee to the Community Development Department within ten (10) calendar days following this date of the determination.)

MICHAEL M. NIBLOCK, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT

By: \_\_\_\_\_  
(Signature of Planner)

Date: \_\_\_\_\_  
(Date of Determination)

\_\_\_\_\_  
(Name and Title of Planner – Typed or Printed)  
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