
**SAN JOAQUIN
LOCAL AGENCY FORMATION COMMISSION**

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

**Local Agency Formation Commission Meeting Agenda
Thursday, July 8, 2021 9:00 A.M.**

In accordance with the Governor's Executive Order N-33-20, and for the period in which the Order remains in effect, the San Joaquin Local Agency Formation Commission's office will be closed to the public.

To accommodate the public during this period of time that the Board's Chambers are closed to the public, the San Joaquin Local Agency Formation Commission has arranged for Commission Members and members of the public to observe and address the meeting virtually.

TO ATTEND:

Join Zoom Meeting:

<https://us02web.zoom.us/j/82470949568?pwd=Ui96ZDZPWldUZVJldTEwMkZFZTVRdz09>

Meeting ID: 824 7094 9568

Passcode: 981355

Dial by phone (669) 900 6833

Note: If you don't have access to a smart device or a computer with a webcam & a mic, you can dial in using the teleconference number and meeting ID above.

Attention Callers: Please mute the call unless speaking.

*****To be recognized to speak, please use the "raise hand" or chat feature in Zoom. *****

We have also provided a call-in number, as identified on this Agenda, and encourage you to attend by telephone. *To be recognized to speak, press *9 to signal the moderator.*****

Download Agenda Packet and Materials at: www.sjgov.org/commission/lafco

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Call to Order
Announce Date and Time of Meeting for the Record
Roll Call
Pledge of Allegiance

Recognition of Commissioner Peter Krumeich

CONSENT ITEMS

1. MEETING MINUTES OF MAY 13, 2021
(Action by All Members)
Approve Summary Minutes of the regular meeting.
2. OUT-OF-AGENCY SERVICE REQUEST
(Action by Regular Members)
Request from the City of Stockton to provide out-of-agency sewer service outside the City boundary under Government Code §56133 to 24 S. Sinclair Avenue, 1121 Annabelle Lane, 625 S. Hinkley Avenue, 3905 Odell Avenue, 3922 Mourfield Avenue, and 1759 N. Stanford Avenue in Stockton.

ACTION ITEMS

3. REQUEST FOR TIME EXTENSION FOR GUDEL ANNEXATION TO CSA 29
(LAFC 25-18)
(Action by Regular Members)
Request for One-Year Time Extension to complete condition of approval for Gudel Annexation to CSA 29, Forest Lake Ranchettes.
4. REQUEST FOR TIME EXTENSION FOR PEREIRA REORGANIZATION TO THE CITY OF RIPON
(LAFC 11-20)
(Action by Regular Members)
Request for One-Year Time Extension to complete condition of approval for Pereira Reorganization to the City of Ripon with concurrent detachment from the San Joaquin County Resource Conservation District.
5. REQUEST FOR TIME EXTENSION FOR HOGGAN REORGANIZATION TO THE CITY OF STOCKTON (LAFC 14-20)
(Action by Regular Members)
Request for One-Year Time Extension to complete condition of approval for Hoggan Reorganization to the City of Stockton with concurrent detachment from the San Joaquin County Resource Conservation District and Montezuma Rural Fire Protection District.

PUBLIC HEARING

6. BEZLEY ANNEXATION TO COUNTY SERVICE AREA 43 – CLEMENTS
(LAFC 14-21)
(Action by Regular Members)
Request to annex approximately 5.16 acres to County Service Area 43 – Clements
7. DISSOLUTION OF NEW MARIPOSA DRAINAGE DISTRICT (LAFC 21-21)
(Action by Regular Members)

Request from New Mariposa Drainage District to dissolve.

PUBLIC COMMENTS

8. Persons wishing to address the Commission on matters not otherwise on the agenda

EXECUTIVE OFFICER COMMENTS

9. Comments from the Executive Officer
 - A. Secession Planning
 - B. Project Updates

COMMISSIONER COMMENTS

10. Comments, Reports, or Questions from the LAFCO Commissioners

CLOSED SESSION

11. Open Session Disclosure Regarding Closed Session Items pursuant to Government Code Section 54957.7

12. CLOSED SESSION

- A. Conference with Legal Counsel-Existing Litigation pursuant to Government Code Section 54956.9(a)
Name of Case: Tracy Rural County Fire Protection District with the City of Tracy as named Real Party of Interest v. San Joaquin LAFCo (San Joaquin County Superior Court Case No. 2019-9687)

13. Open Session Report on Closed Session pursuant to Government Code Section 54957.1

ADJOURNMENT

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

**SUMMARY MINUTES
May 13, 2021**

VIDEO CONFERENCE

Chairman Villapudua called the meeting to order at 9:03 a.m.

MEMBERS PRESENT	Commissioners Breitenbucher, Johnson, Lincoln, and Villapudua.
MEMBERS ABSENT:	Commissioner Patti
ALTERNATE MEMBERS PRESENT:	Commissioners Dhaliwal, Morowit and Winn
ALTERNATE MEMBERS ABSENT:	None
OTHERS PRESENT:	James Glaser, Executive Officer; Rod Attebery, Legal Counsel; Elizabeth Contreras, LAFCo Analyst and Mitzi Stites, Commission Clerk

Mr. James Glaser, Executive Officer, stated that Commissioner David Breitenbucher, City of Manteca, would now serve as Regular City Member. Commissioner Kevin Lincoln, City of Stockton, will serve as a Regular City Member and Commissioner Sonny Dhaliwal, City of Lathrop will serve as an Alternate City Member.

CONSENT ITEMS

A motion was made by Commissioner Breitenbucher and seconded by Commissioner Johnson to approve the Consent Calendar.

The motion for approval of the Summary Minutes of March 11, 2021 meeting was passed by a unanimous vote of the Commission.

The motion for approval for the out-of-agency service request to properties located at 1670 N. Berkeley Avenue, 3821 S. Odell Avenue, 136 Los Angeles Avenue, 2233 North F Street, 1400

N. Williams Street, 2153 E. Seventh Street, and 423 S. Fresno Avenue in Stockton was passed by a unanimous vote of the Commission.

PUBLIC HEARING

3. THE BETHANY ROAD REORGANIZATION TO MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT AND ANNEXATION TO BYRON BETHANY IRRIGATION DISTRICT
(LAFc 24-20)
(Action by Regular Members)
Request to annex approximately 3 acres to Mountain House Community Services District and Byron Bethany Irrigation District.

Mr. Glaser, Executive Officer, presented a PowerPoint presentation, which provided a background on the proposal to annex approximately 3.0 acres to Mountain House Community Services District with concurrent detachment from Tracy Rural Fire Protection District and annexation to Byron Bethany Irrigation District.

This proposed Bethany Road annexation is located on the south side of West Bethany Road, approximately 650 feet east of S. Henderson Road in Mountain House, allowing for a development of a 12,000 square foot office and warehouse building, storm water treatment and retention basins, frontage improvements, and offsite sanitary sewer, water services and other required improvements.

It was recommended that the Commission approve Resolution No. 1448 approving the annexation of the Bethany Road Reorganization to Mountain House Community Services District and annexation to Byron Bethany Irrigation District.

Chairman Villapudua opened the floor to Commissioner Comments.

Commissioner Johnson inquired if Tracy Rural Fire Protection District had sent comments on this project to LAFCo.

James Glaser, Executive Officer, stated that our office has not received any comments.

Chairman Villapudua closed the floor to Commissioner Comments.

Chairman Villapudua opened the floor to Public Comments.

No comments were made.

Chairman Villapudua closed the floor to Public Comments.

A motion was made by Commissioner Breitenbucher and seconded by Commissioner Winn to approve Resolution No. 1448 approving the annexation of the Bethany Road Reorganization to Mountain House Community Services District and concurrent detachment from Tracy Rural Fire District and annexation to Byron Bethany Irrigation District.

Roll Call Vote:

Ayes: Commissioners Breitenbucher, Johnson, Lincoln, Winn and Chairman Villapudua

Nos: None

Absent: Commissioner Patti

5. PRELIMINARY BUDGET REPORT FOR FISCAL YEAR 2020-2021

(Action by Regular Members)

Commission consideration of the Preliminary Budget for Fiscal Year 2020-2021, Work Program and Schedule of Fees.

Mr. James Glaser, Executive Officer stated that Agenda Item No. 5, Preliminary Budget and Agenda Item No. 6 Final Budget are being presented together but the Commission will need to take action on each agenda item separately.

Mr. James Glaser, Executive Officer, presented an overview of the proposed budget. There are several fee increases that LAFCo will incur this year. Some of those increases include an increase in retirement contributions and relocation of the LAFCo office. He stated that the budget anticipates that the cost for staffing and operations will be approximately \$793,311 and that the Commission will transfer \$299,011 from its \$1,262,906 Contingency/Reserve fund to continue agency operations at the end of the FY 2021-2022 if all line items are fully expended.

Mr. Glaser summarized LAFCo's accomplishments during the fiscal year and outlined next year's program.

Mr. Glaser recommended that the Commission approve Resolution No. 1449, adopting the Preliminary Budget for Fiscal Year 2021-2022, Work Program and Schedule of Fees.

Chairman Villapudua opened the floor to Commissioner Comments.

Commissioner Johnson inquired what was included in the employee benefits as well as what is the succession plan for the Executive Officer.

James Glaser, Executive Officer, stated that the benefits are comprised of retirement, medical, workers compensation and insurance. He also stated that although there is no set succession plan for the Executive Officer, a succession plan is important and options will be explored.

Commissioner Winn agreed with Commissioner Johnson that LAFCo does need a succession plan but also agreed that LAFCo is a small agency. Public agencies often hire an Interim Executive Officer or hire the existing Executive Officer on a mentor status. Commissioner Winn also inquired why we increase fees when LAFCo has a surplus.

James Glaser, Executive Officer stated that it is hard to balance application fees and the costs to provide service. . LAFCo develops and implements public policy, which requires an extensive commitment of time. There are no fees collected specifically for this task. The Commission decided three years ago to do a tier system to increase fees by 3% a year to help

with these services. As for individual projects, LAFCo does charge larger projects more in fees than smaller ones and our fees are in line with other LAFCo agencies.

Commissioner Winn inquired if the 3% was to enhance the reserve or to keep up with services.

James Glaser, Executive Officer, assured the Commission that it is used to keep up with services.

Commissioner Breitenbucher stated that he agrees with Commissioner Johnson that having a succession plan in place is very important.

Chairman Villapudua closed Commissioner Comments.

Chairman Villapudua opened the floor to Public Comments.

No comments were made.

Chairman Villapudua closed the floor to Public Comments.

A motion was made by Commissioner Johnson and seconded by Commissioner Breitenbucher to approve Resolution No. 1449, adopting the Preliminary Budget for Fiscal Year 2021-2022, Work Program and Schedule of Fees.

Roll Call Vote:

Ayes: Commissioners Breitenbucher, Johnson, Lincoln, Winn and Chairman Villapudua

Nos: None

Absent: Commissioner Patti

5. FINAL BUDGET FOR THE FISCAL YEAR 2020-2021

(Action by Regular Members)

Commission consideration of the Final Budget for Fiscal Year 2021-2022, Work Program and Schedule of Fees.

Mr. Glaser recommended that the Commission approve Resolution No. 1450, approving the Final Budget for Fiscal Year 2021-2022, Work Program and Schedule of Fees.

Chairman Villapudua opened the floor to Commissioner Comments.

No Comments were made.

Chairman Villapudua opened the floor to Public Comments.

No comments were made.

Chairman Villapudua closed the floor to Public Comments.

A motion was made by Commissioner Breitenbucher and seconded by Commissioner Johnson to approve Resolution No. 1450, adopting the Preliminary Budget for Fiscal Year 2021-2022, Work Program and Schedule of Fees.

Roll Call Vote:

Ayes: Commissioners Breitenbucher, Johnson, Lincoln, Winn and Chairman Villapudua

Nos: None

Absent: Commissioner Patti

PUBLIC COMMENTS

6. Persons wishing to address the Commission on matters not otherwise on the agenda

No Comments were made.

EXECUTIVE OFFICER COMMENTS

7. Comments from the Executive Officer

James Glaser, Executive Officer, informed the Commission that there would be no June meeting. Staff is working on an annexation to Community Service Area 43 – Clements, dissolution of Mariposa Drainage District and a time extension for Gudel Reorganization. LAFCo Offices will begin the process of locating new offices as the lease expires in July.

COMMISSIONER COMMENTS

8. Comments, Reports, or Questions from the LAFCO Commissioners

No Comments were made

CLOSED SESSION

9 Open Session Disclosure Regarding Closed Session Items pursuant to Government Code Section 54957.7

10. CLOSED SESSION

A. Conference with Legal Counsel-Existing Litigation pursuant to Government Code Section 54956.9(a)
Name of Case: Tracy Rural County Fire Protection District with the City of Tracy as named Real Party of Interest v. San Joaquin LAFCo (San Joaquin County Superior Court Case No. 2019-9687)

11. Open Session Report on Closed Session pursuant to Government Code Section 54957.1

Rod Attebery, Legal Counsel, stated there is a tentative ruling in which the judge ruled in favor of LAFCo. Legal Council is drafting up findings supporting this ruling but there has been nothing further from the Courts. There is no need for a Closed Session.

The meeting adjourned at 9:55 a.m. The next LAFCo Meeting will be on July 8, 2021.

SAN JOAQUIN

LOCAL AGENCY FORMATION COMMISSION

AGENDA ITEM NO. 2

LAFCo

509 W. WEBER AVENUE SUITE 420

STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

July 8, 2021

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: **CITY OF STOCKTON OUT-OF-AGENCY SERVICE REQUESTS**

Recommendation

It is recommended that the Commission approve the requests from the City of Stockton to provide out-of-agency sewer service under the Government Code §56133 to properties located at 24 S. Sinclair Avenue, 1121 Annabelle Lane, 625 S. Hinkley Avenue, 3905 Odell Avenue, 3922 Mourfield Avenue and 1759 Stanford Avenue in Stockton.

Background

Government Code Section §56133 states that the Commission may authorize a city or special district to provide new or extended services outside its jurisdictional boundaries but within its sphere of influence in anticipation of a later change of organization and that prior to providing new or extended service, the city or district must first receive approval from LAFCo. The Commission adopted a policy that conditions their approval for out-of-agency service requiring the recordation of an agreement with the landowner consenting to annexation of their property when annexation becomes feasible.

The City of Stockton submitted requests for approval to extend sanitary sewer services to single-family residences outside the city limits but within the City's sphere of influence. A vicinity map is attached showing the locations of each out-of-agency request. Connections to City sewer lines are available to the properties and the property owners have paid the appropriate connection fees to the City. The requests for out-of-agency service are in compliance with the Government Code §56133 and Commission policies. Staff recommends approval of the attached Resolution 1443 approving out-of-agency services.

Attachment: Resolution No. 1451
Vicinity Map

Resolution No. 1451

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING AN OUT-OF-AGENCY SANITARY SEWER SERVICE FROM THE
CITY OF STOCKTON TO 24 S. SINCLAIR AVENUE, 1121 ANNABELLE LANE, 625
S. HINKLEY AVENUE, 3905 ODELL AVENUE, 3922 MOURFIELD AVENUE AND
1759 N. STANFORD AVENUE IN STOCKTON**

WHEREAS, the above-reference requests have been filed with the Executive Officer of the San Joaquin Local Agency Formation Commission pursuant to §56133 of the California Government Code.

NOW THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Said out-of-agency service request is hereby approved.

Section 2. The proposal is found to be Categorically Exempt from CEQA.

Section 3. The proposal is subject to the following conditions:

- a. Prior to connection to the city sewer or water, the City of Stockton shall record a covenant and agreement with the property owners to annex to the City of Stockton in a form acceptable to the Executive Officer.
- b. This approval and conditions apply to current and future property owners.

PASSED AND ADOPTED this 8th day of July 2021, by the following roll call votes:

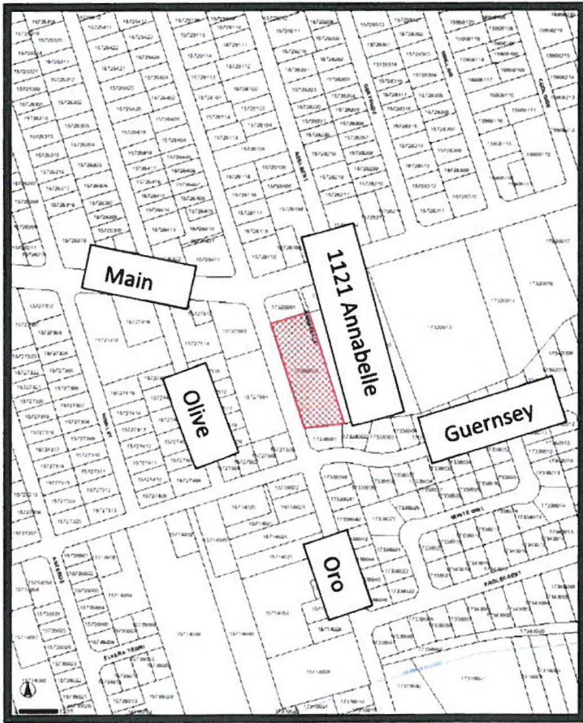
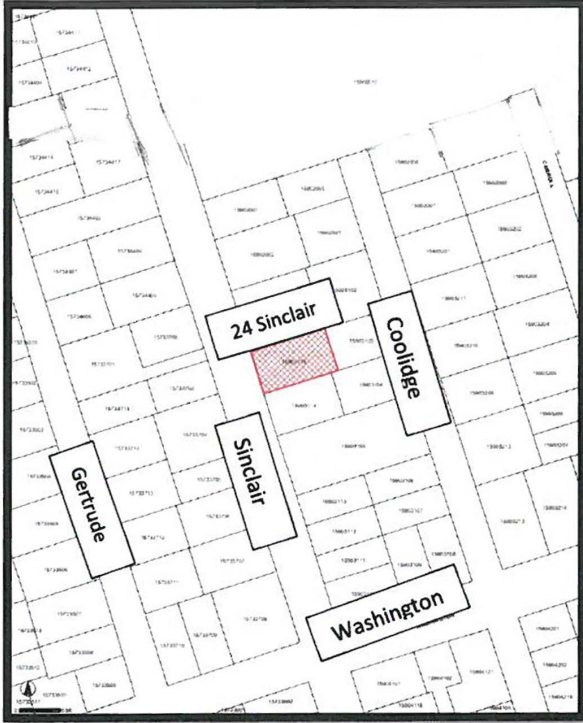
AYES:

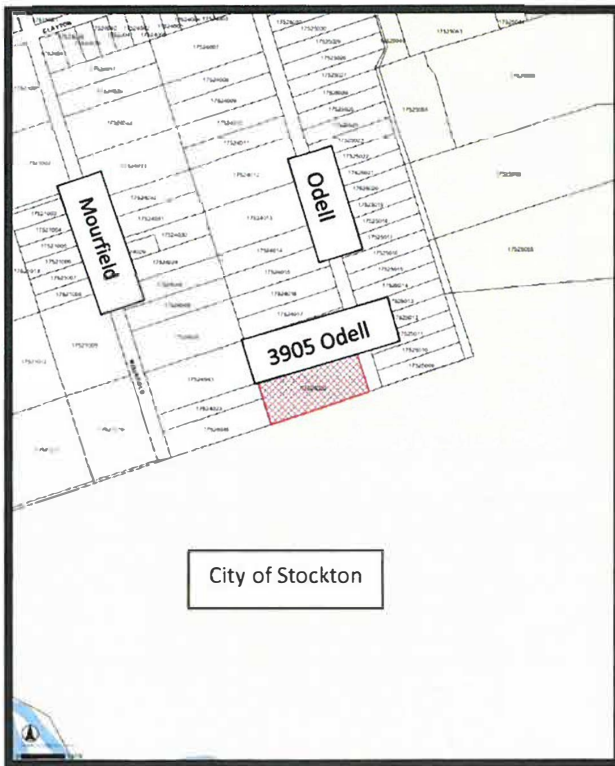
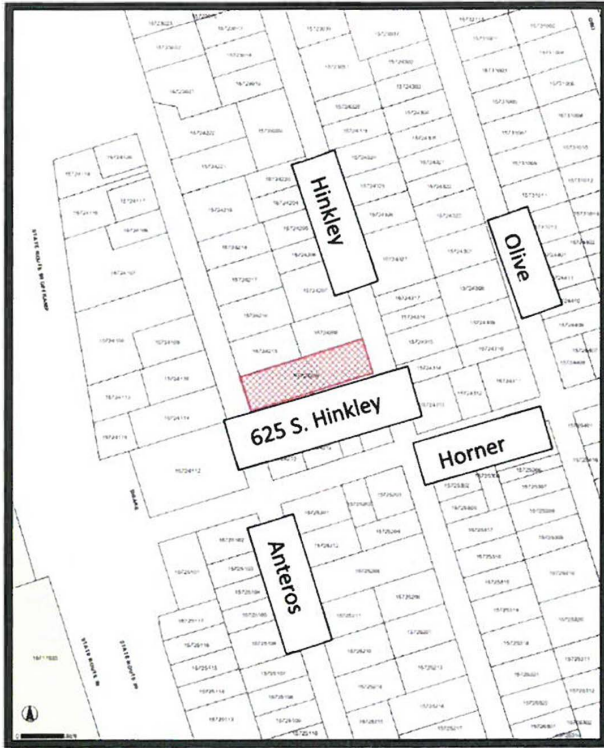
NOES:

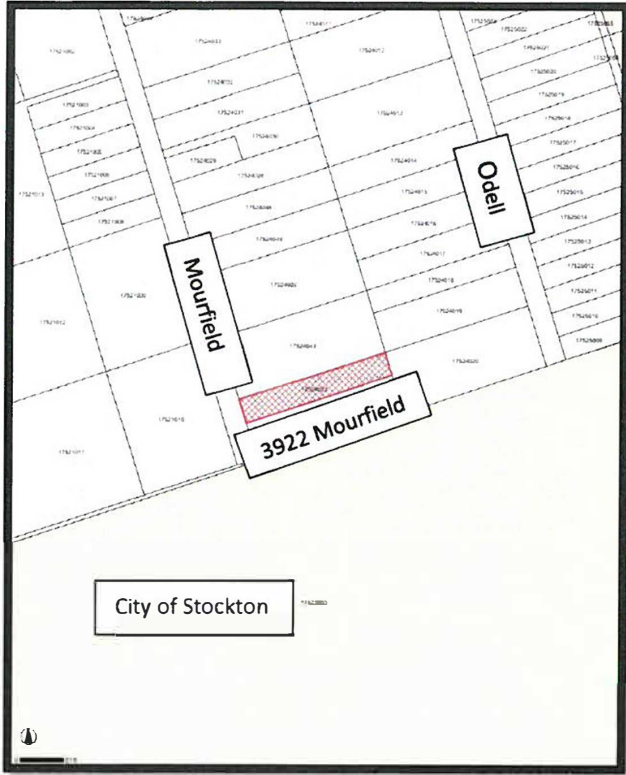
ABSENT:

MIGUEL VILLAPUDUA, Chairman
San Joaquin Local Agency
Formation Commission

Res. No. 1451
07-08-21







LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

July 8, 2021

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: Request for Time Extension for Gudel Annexation to CSA 29-Forest Lake Ranchettes (LAFCo 25-18)

Recommendation

It is recommended that a one-year extension be granted to Gudel Annexation to CSA 29-Forest Lake Ranchettes for the completion of the Condition of Approval.

Background

On September 2018, the Commission approved the annexation of the Gudel properties to CSA 29 for the purpose of obtaining water, storm drainage and street lighting services to develop two major residential subdivisions. The annexation area consists of three parcels located on the southeast corner of Liberty Road and Lower Sacramento Road north of Lodi (Exhibit A-Vicinity Map).

The County Planning Department approved the development with a condition that the developer install and finance storm drainage, water, and street lighting infrastructure and to annex the properties into CSA 29 for maintenance and operation of the facilities and to collect assessments for the services provided. To levy assessments, property owners must give their approval through a Proposition 218 process. Since the Proposition 218 procedure had not been initiated at the time of the annexation request, the LAFCo Commission approved the Gudel annexation and conditioned its approval to withhold the recording of the Certificate of Completion until the Proposition 218 process is completed. Pursuant to LAFCo law, if a Certification of Completion has not been filed after one year, the project is deemed terminated.

In August 2019 the Commission granted the County Public Work's request for a one-year extension to complete the Proposition 218 process with an expiration date of September 13, 2020. In September 2020, the County Public Works Department submitted a second request for an additional one-year extension to complete the Proposition 218 process citing staffing constraints and workload demand due to the restrictions placed by the Covid pandemic. The Commission granted an extension expiring on September 13, 2021.

The County Public Works Department has submitted another request for an additional one-year extension to complete the Proposition 218 process. Modifications to the storm drainage and water systems to serve the subdivisions have taken place and are in the process of being finalized. Design plans are needed so that appropriate rates can be established to start the Proposition 218 procedure. In addition, finalization of the design plans must be completed prior to the expiration of the applicant's tentative map in March 2022.

If the Commission approves a one-year extension to complete the condition of approval, the extension will expire September 13, 2022.

A Motion is attached for Commission consideration.

Attachments: Motion
Exhibit A-Vicinity Map
Exhibit B-Request for Extension dated September 23, 2020

MOTION

Moved by Commissioner _____, seconded by Commissioner _____
to approve a one-year extension to September 13, 2022 to complete the Condition of Approval for
the Gudel Annexation to CSA 29-Forest Lake Ranchettes.

REQUEST FOR TIME EXTENSION FOR GUDEL ANNEXATION TO CSA 29-FOREST LAKES

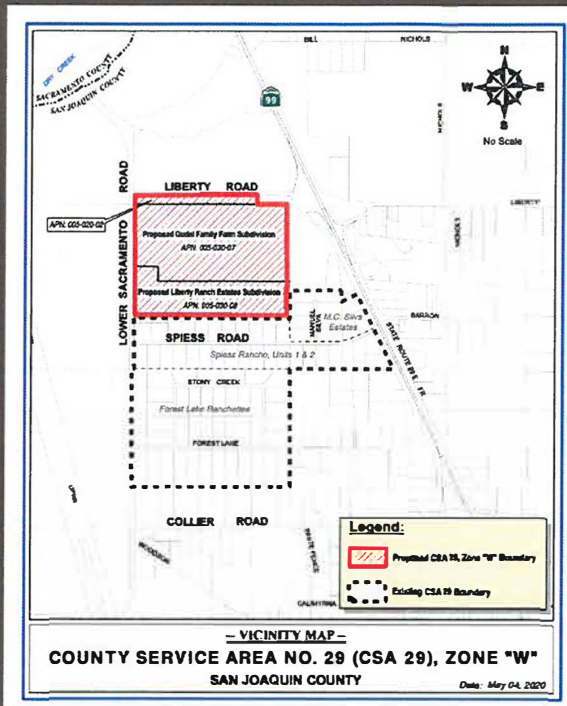
July 8, 2021

San Joaquin Local
Agency Formation
Commission

Background

- The Gudel project consists of annexation into CSA 29 for water, storm drainage, and street lighting services for the development of 2 major residential subdivisions
- The developer is required to finance and install the infrastructure and annex into the CSA for maintenance and operation and collection of assessments for the services
- Assessments levied must be approved through a Proposition 218 process
- Assessment are based on the costs to maintain and operate the water and storm drainage systems

Vicinity Map
Gudel
Annexation



Background

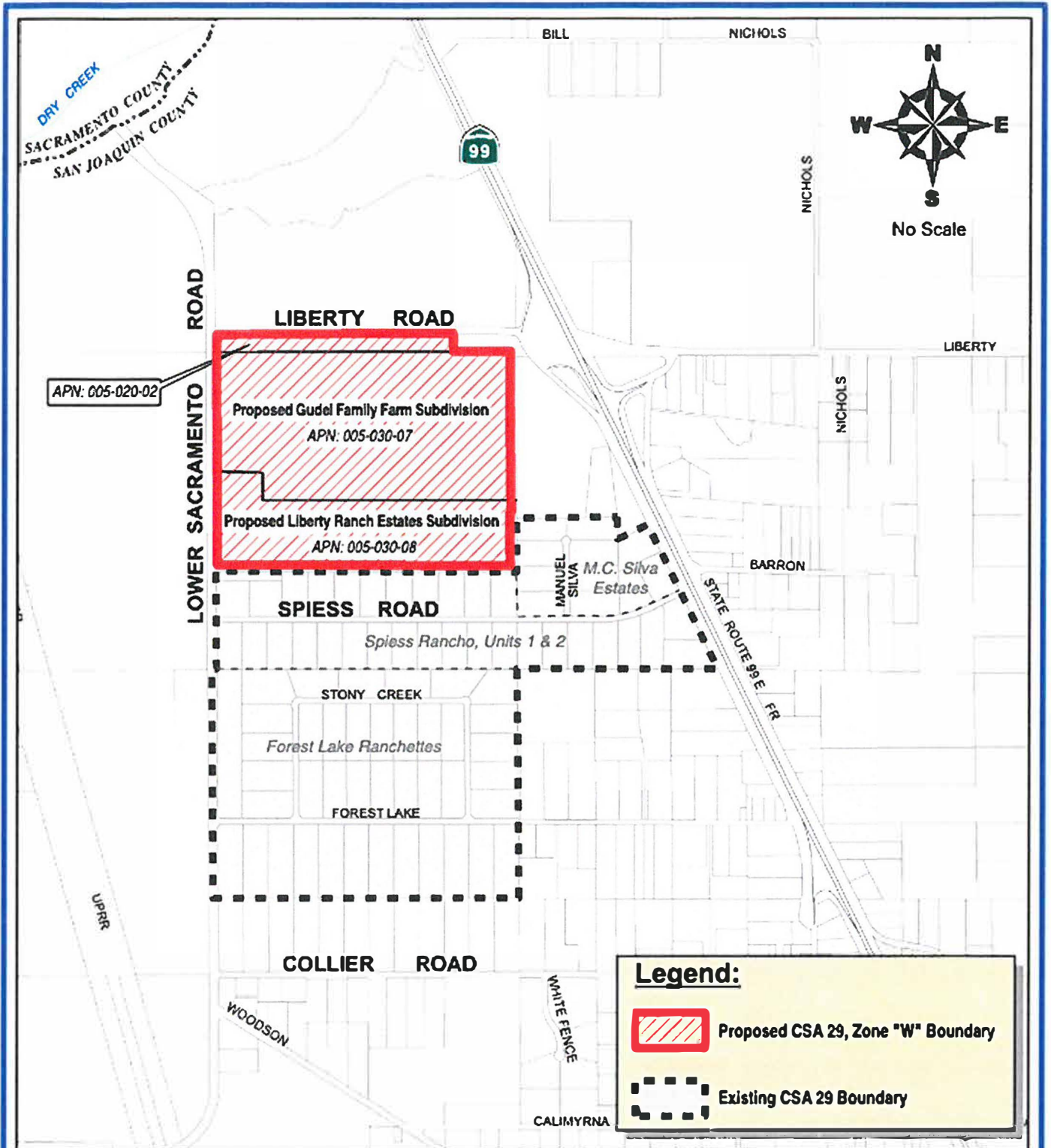
- The Commission approved the annexation in September 2018 and conditioned the approval that the Prop 218 process be completed prior to the filing of the Certificate of Completion
- LAFCo law requires that if a Certificate of Completion has not been filed within one year after the Commission gives its approval, the proposal is terminated, however the Commission may grant a one-year extension to complete the Condition of Approval
- The Commission has granted two extensions with the current extension ending September 2021

Background

- The County Public Works Department has submitted a request for an additional one-year extension
- Modifications to the storm drainage and water systems to serve the subdivisions have taken place and are in the process of being finalized
- Finalization of the design plans must be completed prior to the expiration of the applicant's tentative map in March 2022
- The Prop 218 process will begin after the design plans are finalized

Recommendation

It is recommended that a one-year extension to September 13, 2022, be granted for the completion of the Condition of Approval for the Gudel Annexation to CSA 29.



– VICINITY MAP –

COUNTY SERVICE AREA NO. 29 (CSA 29), ZONE "W"

SAN JOAQUIN COUNTY

Date: May 04, 2020



Department of Public Works

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

Jim Stone, Deputy Director/Operations

Najee Zarif, Deputy Director/Engineering

Kristi Rhea, Business Administrator

June 18, 2021

San Joaquin County Local
Agency Formation Commission
Attention: Jim Glaser
509 West Weber Avenue, Suite 420
Stockton, California 95203

SUBJECT: REQUEST FOR EXTENSION OF TIME FOR COMPLETING CONDITIONALLY
APPROVED GUDEL ANNEXATION TO COUNTY SERVICE AREA 29 - FOREST LAKE
RANCHETTES (L AFC 25-18) PER RESOLUTION NO. 1389

Dear Mr. Glaser:

The San Joaquin County Department of Public Works (Public Works) is requesting a one-year time extension to complete the conditions of approval, as set forth in Section 4 of Resolution No. 1389 (enclosed).

Public Works understands that per Government Code Section 57001, it is required that all conditions of approval of annexations are satisfied within one year of conditional annexation approval in order to record the Certificate of Completion.

Although the process has begun, Public Works is requesting additional time due to modifications of the storm drainage and water system, which should be finalized before an appropriate rate for services can be established and the Proposition 218 process completed. The applicant must complete the design before expiration of the tentative map in March 2022. Annexation will be completed prior to that time.

Public Works greatly appreciates your assistance with this matter. Should you have any questions, please contact me at (209) 468-3697 or by email at jrutz@sjgov.org.

Sincerely,

JAYNA RUTZ
Community Infrastructure Engineering Manager

JR:me
CI-21F043-ME1-Gudel Annex Ext

Enclosure

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

July 8, 2021

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: Request for Time Extension for Pereira Reorganization to the City of Ripon
(LAFCo 11-20)

Recommendation

It is recommended that a one-year extension be granted to the Pereira Reorganization to the City of Ripon for the completion of the Condition of Approval.

Background

On October 9, 2020, the Commission approved the annexation of the Pereira Reorganization to the City of Ripon for the development of 47 single-family residential units. The annexation area consisted of two assessor parcels and portions of two adjacent parcels. The adjacent parcels consist of a full roadway width of John Roos Avenue and Shasta Avenue. (Exhibit A-Vicinity Map). The Commission conditioned its annexation approval that the applicant complete a lot line adjustment prior to recordation of the Certificate of Completion.

In order to meet LAFCo's policy that only full assessment parcels are annexed, a lot line adjustment was needed prior to filing the Certificate of Completion that would finalize the annexation. The Commission required the project applicant to execute agreements with the adjacent property owners for dedication of their land to complete the lot line adjustment. The landowners of these two adjacent properties have agreed to dedicate a portion of their land for the road extension. The project applicant experienced delays in reaching an agreement with the City of Ripon on the handling of the perimeter right-of-way. Although the issues have been resolved the project applicant will not be able to record a lot line adjustment and/or dedication prior to the October 9, 2021 date to complete the Commission's Condition of Approval.

If the Commission approves a one-year extension to complete the condition of approval, the extension will expire October 9, 2022.

A Motion is attached for Commission consideration.

Attachments: Motion
Exhibit A-Vicinity Map
Exhibit B-Request for Extension dated June 23, 2021

MOTION

Moved by Commissioner _____, seconded by Commissioner _____
to approve a one-year extension to October 9, 2022 to complete the Condition of Approval for the
Pereira Reorganization to the City of Ripon.

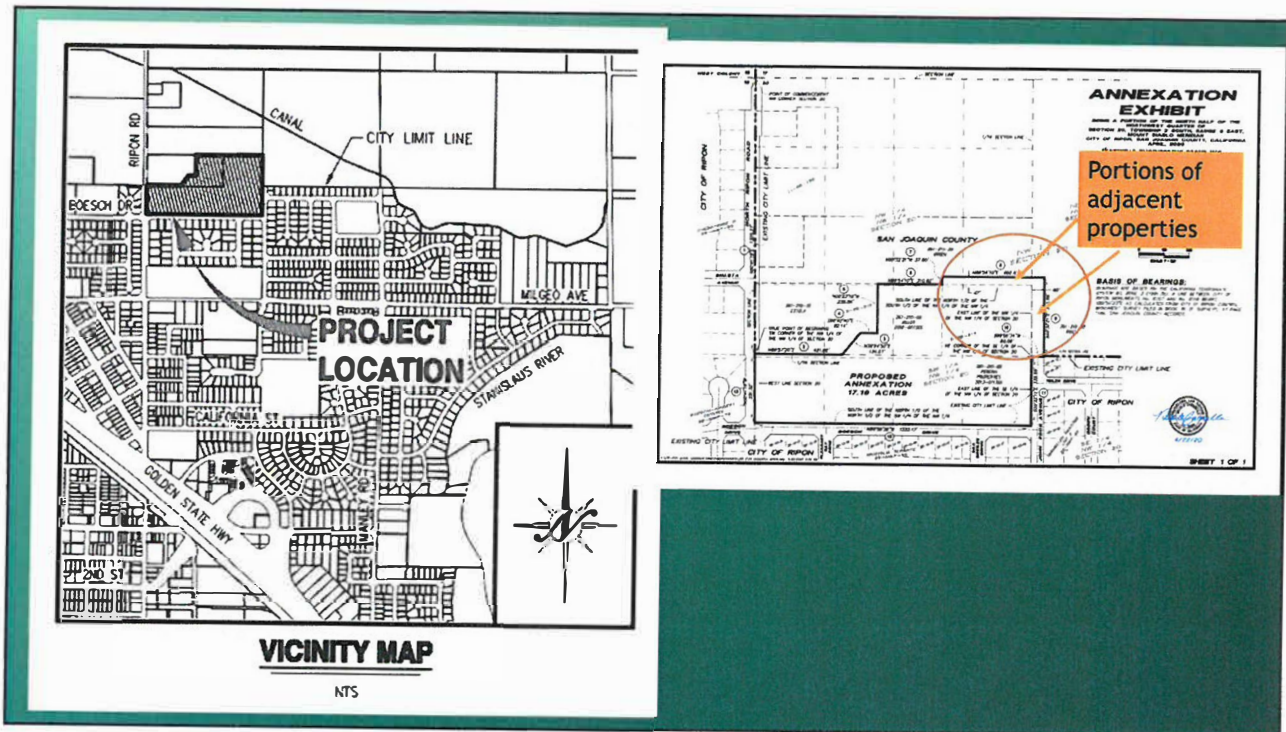
Request for Time Extension for Pereira Reorganization to the City of Ripon

July 8, 2021

San Joaquin Local Agency Formation Commission

Proposal

- Annexation of 17.19 acres to the City of Ripon
- Proposed annexation area consisted of 2 parcels and portions of 2 adjacent properties
- The Commission approved the annexation request to provide municipal services for the development of 47 single-family detached residential homes
- Approval was conditioned that the applicant complete a lot line adjustment prior to recordation of the Certificate of Completion




Background

- Property owners of adjacent properties have consented to the annexation and the dedication of their land to complete the lot line adjustment
- Developers experienced delays in reaching an agreement with the City of Ripon on the handing of the perimeter right-of-way have occurred
- Issues have been resolved but a lot line adjustment and/or dedication may not be completed by the October 9, 2021

Recommendation

It is recommended that a one-year extension to October 9, 2022, be granted for the completion of the Condition of Approval for the Pereira Reorganization to the City of Ripon.



NorthStar
Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax



VICINITY MAP

NTS



June 23, 2021

San Joaquin LAFCO
Mr. Jim Glaser, Executive Director
509 W. Weber Avenue, Suite 420
Stockton, CA 95203

Re: Pereira Reorganization/Annexation to the City of Ripon, Resolution No. 1437

Dear Mr. Glaser,

I am writing to you regarding the above referenced Annexation that was conditionally approved by LAFCO on October 9, 2020. As you know, we have been delayed meeting our conditions contained in Resolution No. 1437 due in part to Covid related issues and reaching agreement with the City of Ripon on the handling of the perimeter right-of-way, which needs to be included in the boundaries of our Annexation.

We have resolved the issues with the right-of-way and all parties agree with the process, but we will be unable to record a lot-line adjustment and/or dedication prior to October 9, 2021. Therefore, we respectfully request a continuance or extension for one-year in order to provide sufficient time to satisfy our conditions from LAFCO.

We thank you in advance for your consideration and please let me know if you need anything else from us to process our request.

Sincerely,



Doug Ledboer
HPG Ripon Development LLC

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

July 8, 2021

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: Request for Time Extension for Hoggan Reorganization to the City of Stockton (LAFCo (LAFCo 14-20))

Recommendation

It is recommended that a one-year extension be granted to Hoggan Reorganization to the City of Stockton for the completion of the Condition of Approval.

Background

On August 13, 2020, the Commission approved the annexation of 20.76 acres to the City of Stockton for the development of limited industrial consisting of approximately 290,000 square feet of high-cube warehousing or other light industrial uses. The annexation site is located between Marfargoa Drive and existing development along the north side of Gold River Drive, Stockton. (Exhibit A-Vicinity Map)

The annexation site consisted of one assessor parcel consistent with LAFCo's policy in terms of a definitive boundary. However, the parcel consisted of a 20 ft by 700 ft stem leading north up to Marfargoa Drive. The stem is a dirt (and rutted) road that serves two or three residents. This long stem and access to Marfargoa Drive makes for a very poor and illogical city boundary which would be very difficult to serve. After consultation with the Applicant and City, the Applicant committed to removal of the stem via a boundary line adjustment and proposed to provide access to the annexed parcel with a dedicated street from Frontier Street or Newcastle Road which are already within the City boundary. The applicant requested that the annexation be approved and that the recording of the Certificate of Completion be withheld until a boundary line adjustment is completed for removal of the stem area.

The Commission approved the annexation with the following conditions:

- Applicant be required to abandon the existing stem road to Marfargoa Road
- Confirm a dedicated street frontage to the City of Stockton on either Frontier Way or Newcastle Road
- Withhold the Certificate of Completion until conditions have been satisfied and a map and legal description has been approved by the County Surveyor

Attached is a letter from the Office of Hakeem, Ellis & Marengo dated May 6, 2021 (Exhibit B) requesting an extension to complete their Condition of Approval. Although the letter of request is for an additional six-months, the customary extension granted is one-year. If the Commission approves a one-year extension to complete the condition of approval, the extension will expire August 13, 2022.

A Motion is attached for Commission consideration.

Attachments: Motion
Exhibit A-Vicinity Map
Exhibit B-Request for Extension dated May 6, 2021

MOTION

Moved by Commissioner _____, seconded by Commissioner _____
to approve a one-year extension to August 13, 2022 to complete the Condition of Approval for the
Hoggan Reorganization to the City of Stockton.

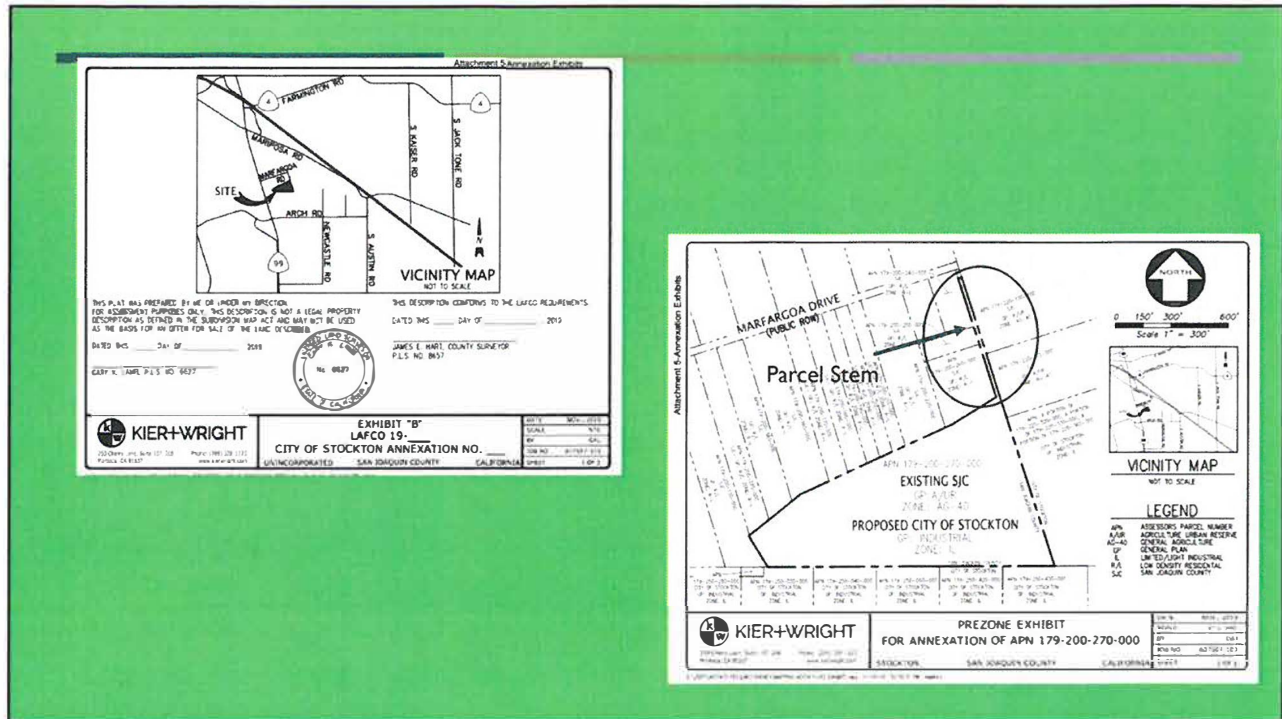
REQUEST FOR TIME EXTENSION FOR HOGGAN REORGANIZATION TO THE CITY OF STOCKTON (LAFC 14-20)

JULY 8, 2021

SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION

BACKGROUND

- On August 13, 2020, the Commission approved the Hoggan annexation of 20.76 acres to the City of Stockton
- The annexation site would be developed into limited industrial consisting of approximately 290,000 square feet of high-cube warehousing or other light industrial uses
- The annexation site is located between Marfargoa Drive and existing development along the north side of Gold River Drive, Stockton



BACKGROUND

- The annexation site is one assessor parcel consistent with LAFCO's policy
- Parcel consists of a 20 ft by 700 ft stem leading north up to Marfargoa Drive serving 2-3 residents
- The stem and access to Marfargoa Drive makes for a very poor and illogical city boundary which would be very difficult to serve
- Applicant and the City committed to removal of the stem via a boundary line adjustment and proposed to provide access by a dedicated street from Frontier Street or Newcastle Road which are already within the City
- The applicant requested that the annexation be approved and that the recording of the Certificate of Completion be withheld until a boundary line adjustment is completed for removal of the stem area.

BACKGROUND

The Commission approved the annexation with the following conditions:

- Applicant be required to abandon the existing stem road to Marfargoa Road
- Confirm a dedicated street frontage to the City of Stockton on either Frontier Way or Newcastle Road
- Withhold the Certificate of Completion until conditions have been satisfied and a map and legal description has been approved by the County Surveyor
- Applicant and submitted a request to extend the date to complete its conditions
- If the Commission approves a one-year extension to complete the condition of approval, the extension will expire August 13, 2022.

It is recommended that the Commission grant a one-year extension to August 13, 2022, for the completion of the Conditions of Approval for the Hoggan Reorganization to the City of Stockton.



SOURCE: Google Maps



Figure 2
AERIAL PHOTO

Exhibit A

Law Offices Of
HAKEEM ELLIS MARENGO
Professional Law Corporation

Michael D. Hakeem
Albert M. Ellis
Renée M. Marengo
Adam A. Ramirez
Jennifer A. Niemeyer
Joseph M. Nykodym
Sheryl S. Vieira

3414 Brookside Road
Suite 100
Stockton CA
95219
TEL 209 474-2800
FAX 209 474-3654

May 6, 2021

H ND DELIVERED

Attention: James E. Glaser
Local Agency Formation Commission
509 West Weber Avenue, Suite 420
Stockton, California 95203

Re: Hoggan Reorganization Resolution no. 1434/LAFCo14-20)

Jim:

As a follow up to our telephone conversation this morning, in connection with the above matter, we are respectfully request a 6-month extension. As discussed, we are finalizing our compliance with the conditions of approval. I have enclosed my check payable to LAFCo for the 400 filling fee.

Please agenda this matter for the July meeting. If there are any questions please do not hesitate to call.

Very Truly Yours,

HAKEEM, ELLIS & MARENGO,
A Professional Corporation



Michael D. Hakeem

MDH:dh
Encl

LAFCo

509 West Weber Avenue Suite 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

- PROJECT:** **BEZLEY ANNEXATION TO COUNTY SERVICE AREA 43-CLEMENTS AND EXPANSION OF THE SPHERE OF INFLUENCE (LAFc 14-21)**
- PROPOSAL:** Annexation of 5.16 acres to County Service Area 43-Clements (CSA 43)
- APPLICANT:** Department of Public Works
- LOCATION:** Northeasterly corner of Walnut Street and Bezley Road just south of State Route 88 Highway, Clements (Exhibit A: Vicinity Map)
- PURPOSE:** Annexation to CSA 43 for water, storm drainage and street lighting for the development of a personal storage facility (Exhibit B: Justification of Proposal)
- PROCESS:** Proposed annexation area is uninhabited and has consent of the landowner

RECOMMENDATION

It is recommended that the Commission approve Resolution No. 1452 approving the Bezley annexation to County Service Area 43-Clements and expansion of the sphere of influence.

BACKGROUND

In 1987, LAFCo approved the formation of CSA 43 and authorized the district to provide domestic water, stormwater drainage, and street lighting services. The authorized services are provided within its boundaries to Clements's residents as shown on the vicinity map, Exhibit A.

The County Community Development Department approved a site approval application for the development of a personal storage facility consisting of a 576 square foot office space and approximately 60,800 square feet of personal storage buildings and required that the proposed annexation site (APN 019-260-54) be annexed into CSA 43 to receive water and street lighting services prior to approval of any building permits.

ENVIRONMENTAL

As the Lead Agency, the County prepared an Initial Study and adopted a Mitigated Negative Declaration (State Clearinghouse No. 2020019041) for the project. As a Responsible Agency, LAFCo must consider the county's environmental report and make findings upon approval of the project. (Exhibit C: Mitigated Negative Declaration)

FACTORS

Government Code Section 56668.3 (annexation to special districts) states that if a proposed change of organization consists of an annexation to a special district, the Commission shall consider the following factors:

- (1) *Whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district*

The developer, with the consent of the landowner, has applied for annexation into CSA 43 in order to receive domestic water, stormwater drainage, and street lighting service to develop the property. Annexation of the parcel does not impact the provision of services to inhabitants within the CSA as they will continue to receive services at their present levels. The County Public Works Department has issued a Will-Serve Letter for domestic water and the Initial Study determined the proposed development will not result in the reduction of surface or groundwater quality or quantity. The developer will be responsible for the costs to install and maintain on-site stormwater drainage and septic systems and will be assessed service charges for existing street lighting.

- (2) *Any factors which may be considered by the Commission as provided in §56668 (annexation to a city). The following factors from §56668 which are appropriate for this annexation include:*

Effect of the proposal on maintaining the physical and economic integrity of agricultural lands as defined by Section 56016

Agricultural lands are defined as lands that are currently used for the purpose of producing an agricultural commodity for commercial purposes. The proposed annexation site is designated as C/RS-Rural Service Commercial in the County General Plan. It is adjacent to the Town of Clements consisting of commercial and residential uses. The General Plan designation is intended to establish areas within Rural Communities where retail and service uses frequently required by rural residents and the surrounding agricultural community can be provided. The zone envisions a mix of retail uses, professional offices and commercial services.

Definiteness and certainty of the boundaries

The proposed annexation site is one whole tax assessor parcel and is consistent with Commission policy. As shown on the Vicinity Map (Exhibit A) a portion of parcel on the west side is already within CSA 43. The original district boundary followed existing lot lines, but a subsequent lot line adjustment resulted in a small portion of the proposed annexation site to be in the district.

The proposal's consistency with county general and specific plans

The proposed development is consistent with the County General Plan.

The ability of the District to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change. (Exhibit D: Plan for Services)

Proposed improvements include construction of a 576 square foot office building and personal storage buildings totaling 60,800 square feet. It also includes the construction of a 672 square foot off-premise billboard sign but is not tied to the personal storage facility. The project proposes public water and a private septic system for sewage disposal. Storm water will be retained on site.

Water

The proposed annexation site will receive domestic water by connection to the CSA 43 water system. The Developer will install a water meter and appurtenances subject to approval by the County and pay for the cost of all water-related infrastructure and will be subject to the annual water service charges of the district. CSA 43 has issued a Will-Serve Letter to the applicant.

Storm Water Drainage

CSA 43 provides storm water drainage service only for roadway drainage for the existing and undeveloped properties within the district. Newly annexed properties are required to install on-site storm drain facilities that do not contribute to the original storm drain system. The developer will be required to finance and install an on-site retention basin subject to approval by the County.

Sanitary Sewer

Sanitary sewer service for the town of Clements is provided by private on-site septic systems. A private septic system for sewage disposal will be install for the project.

Fire Service

The proposed annexation site is currently within the Clements Rural Fire District. Adequate fire water supply will be required in accordance with the County and the fire district.

Street Lighting

There are seven streetlights within the existing CSA 3 streetlight system. Additional streetlights will not be installed for the proposed development as existing and proposed conditions meet the minimum requirements of the County.

Financial Ability to Provide Service

The applicant will be responsible for financing and constructing the necessary facilities for development. All infrastructure improvements shall be constructed to County standards and with construction-related inspections at appropriate intervals.

(3) The comments of any affected local agency or other public agency. (Exhibit D: Referral Comments)

County Public Works: No comment.

Any information or comments from the landowner, voters, or residents of the affected territory.

Affected agencies include the Clements Rural Fire District and North San Joaquin Water Conservation District. LAFCo has not received any resolutions raising objections to the action.

(5) Any other matters the Commission deems material
None.

DISCUSSION

The project represents a logical extension of the CSA 43 boundary, the district has the ability to extend services to the project site, and the project provides for the orderly development of this area of the district. The project proposal includes the expansion of the CSA 43 sphere of influence to include the annexation area.

Attachments: LAFCO Resolution No. 1452
Exhibit A: Vicinity Map
Exhibit B: Justification of Proposal
Exhibit C: Mitigated Negative Declaration
Exhibit D: Plan for Service
Exhibit E: Referral Comments

RESOLUTION NO. 1452

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE BEZLEY ANNEXATION TO COUNTY SERVICE AREA 43-
CLEMENTS AND EXPANSION OF THE SPHERE OF INFLUENCE (LAFC 14-21)**

WHEREAS, the above entitled proposal was initiated by resolution by the San Joaquin County Department of Public Works and June 8, 2021 the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act of 2000; and

WHEREAS, the Commission held a telephonic public hearing on the proposed reorganization on July 8, 2021, pursuant to notice of hearing which was published, posted, and mailed in accordance with State law; and

WHEREAS, in accordance with Governor's Executive Order N33-20, LAFCo has arranged for members of the public to observe and address the meeting telephonically and by Zoom.

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal and all persons were given an opportunity to address the hearing telephonically; and

WHEREAS, the County Board of Supervisors certified and adopted an Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 2020019041) for the project;

WHEREAS the subject territory is uninhabited and has 100% owner consent;

WHEREAS, the Commission has, in evaluating the proposal considered the report submitted by the Executive Officer, the factors set forth in Section 56668.3 of the California Government Code and testimony and evidence presented at the public hearing held on July 8, 2021.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that, as a Responsible Agency, the Commission has independently reviewed and considered the Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 2020019041 as certified by the County.

Section 2. Finds that the proposal is uninhabited and has 100% owner consent.

Section 3. Approves the annexation of Bezley Annexation to CSA 43-Clements with the boundary descriptions attached hereto as Exhibit A.

Section 4. Approves the expansion of the Sphere of Influence of County Service Area 43 to include the Bezley annexation.

Section 5. Finds, pursuant to Government Code Section 56856.5, the reorganization is necessary to provide services to a planned, well-ordered, and efficient urban development pattern that includes appropriate consideration of the reservation of open-space lands within those urban development patterns.

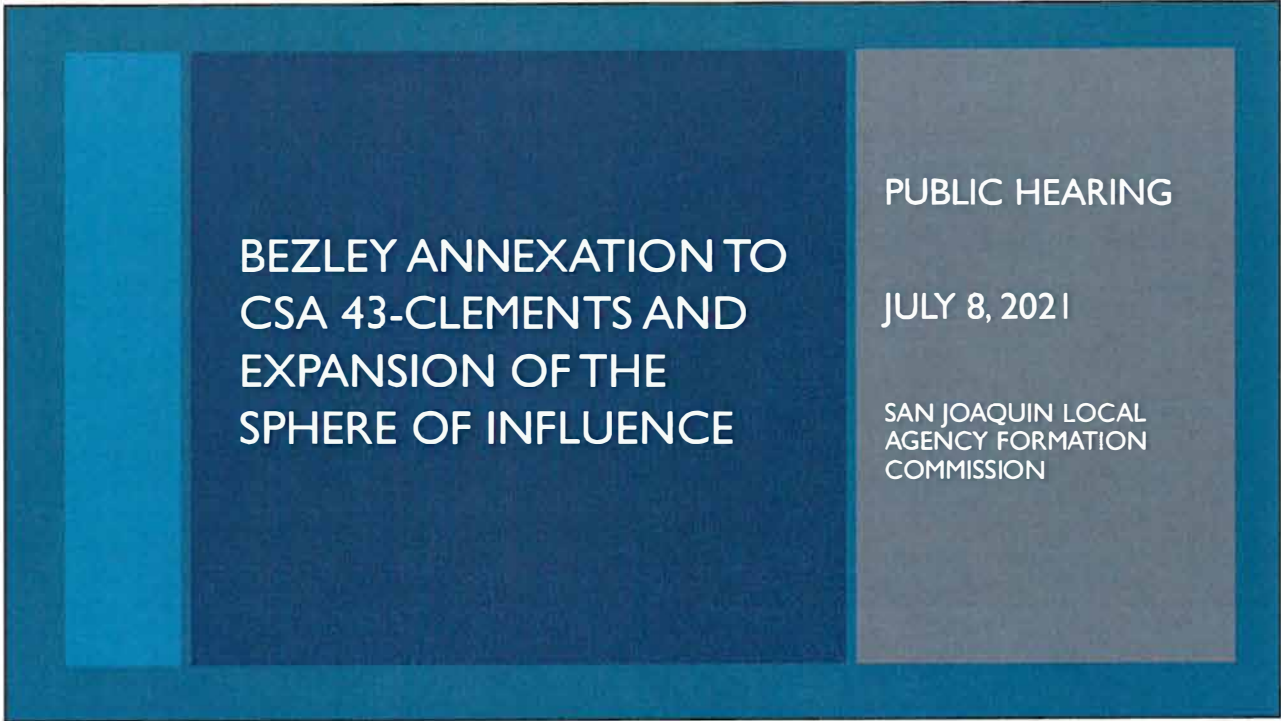
PASSED AND ADOPTED this 8th day of July 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

MIGUEL VILLAPUDUA, CHAIRMAN
San Joaquin Local Agency
Formation Commission



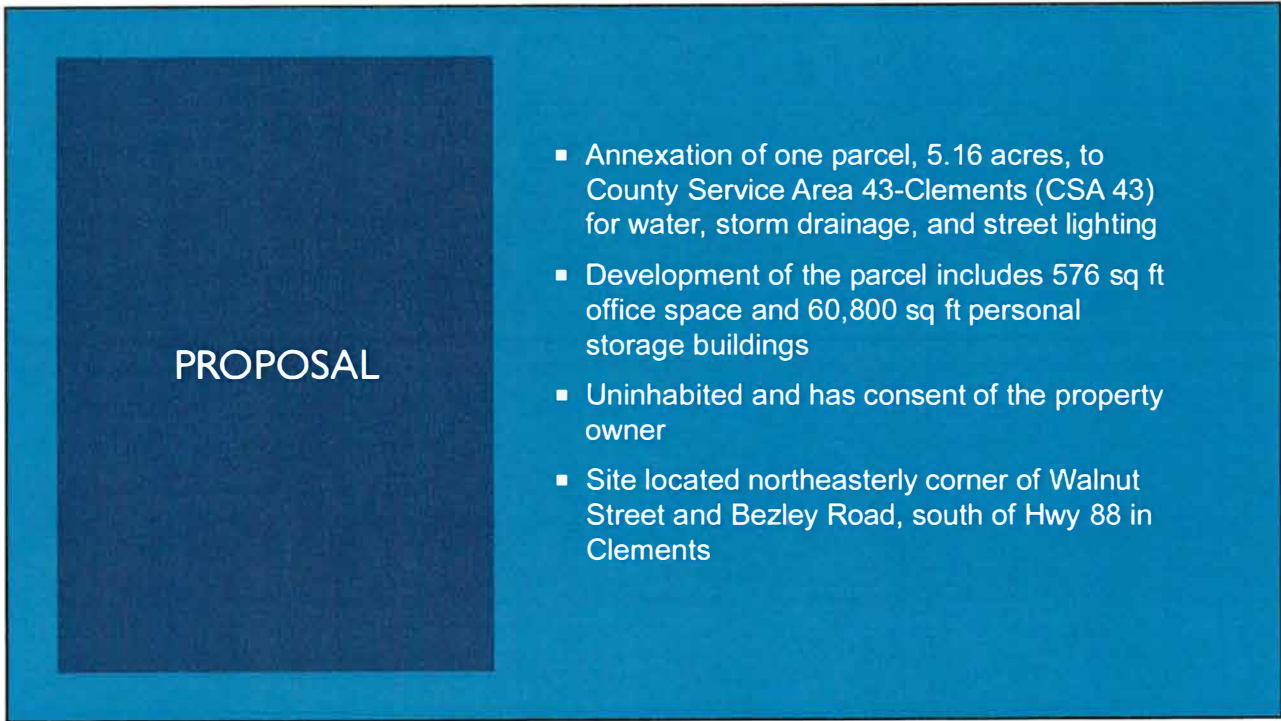
A slide with a dark blue background and a lighter blue border. The text is arranged in two columns. The left column contains the main title, and the right column contains the event details.

**BEZLEY ANNEXATION TO
CSA 43-CLEMENTS AND
EXPANSION OF THE
SPHERE OF INFLUENCE**

PUBLIC HEARING

JULY 8, 2021

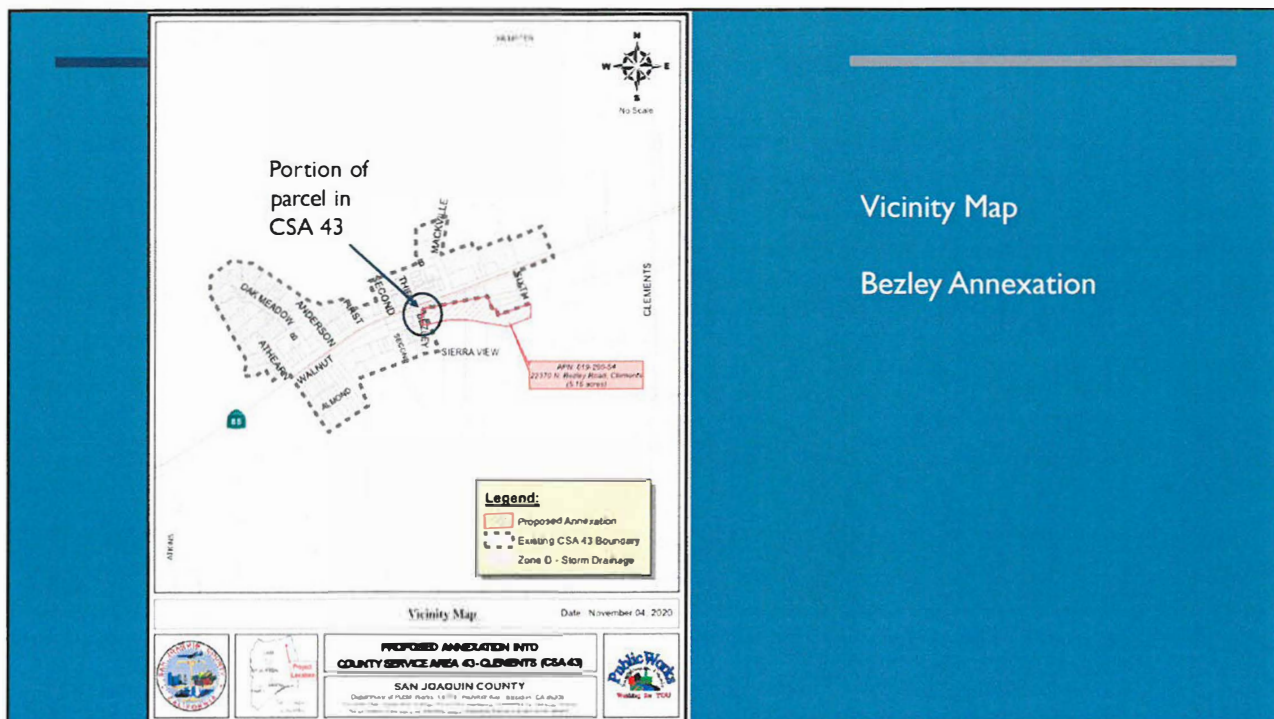
**SAN JOAQUIN LOCAL
AGENCY FORMATION
COMMISSION**



A slide with a dark blue background and a lighter blue border. The word 'PROPOSAL' is on the left, and a bulleted list of details is on the right.

PROPOSAL

- Annexation of one parcel, 5.16 acres, to County Service Area 43-Clements (CSA 43) for water, storm drainage, and street lighting
- Development of the parcel includes 576 sq ft office space and 60,800 sq ft personal storage buildings
- Uninhabited and has consent of the property owner
- Site located northeasterly corner of Walnut Street and Bezley Road, south of Hwy 88 in Clements



ENVIRONMENTAL

Lead Agency:

- County prepared and Initial Study and adopted a Mitigated Negative Declaration for the project.

Responsible Agency:

- Certify that, as a Responsible Agency, the Commission has independently reviewed and considered the Initial Study and Mitigated Negative Declaration

REVIEW FACTORS
GOV. CODE SECTION 56668.3

Effect of the proposal on maintaining the physical and economic integrity of agricultural lands

- County General Plan designates the site as C/RS-Rural Service Commercial to include retail and services required by rural residents and surrounding agricultural community
- Site is adjacent to the Town of Clements consisting of residential and commercial

REVIEW FACTORS
GOV. CODE SECTION 56668.3

- Definiteness and certainty of boundaries
- Site is one whole assessor parcel
- A small portion of the parcel is already in the CSA after a lot line adjustment was approved after the district boundaries were formed

REVIEW FACTORS

GOV. CODE SECTION 56668.3

Ability to provide services

- Water: Annexation site will connect to the CSAs water system. Developer will pay the costs of all water-related infrastructure. The CSA has issued a Will-Serve letter.
- Drainage: District provides roadway drainage only for existing and undeveloped properties in the CSA. Developer is responsible for the cost to install an on-site retention basin.
- Sewer: All sewer is provided by on-site septic systems.
- Fire Service: The site is within the Clements Rural Fire District and will continue to receive fire service.
- Street Lighting: The CSA provides street lighting. No additional street lighting will be required for the site.

REVIEW FACTORS

GOV. CODE SECTION 56668.3

Financial ability to provide service

- The applicant will be responsible for financing and constructing the necessary facilities
- All infrastructure improvements shall be constructed to County standards

Affected Agencies

- Annexation site will remain in the Clements Rural Fire District and North San Joaquin Water Conservation District
- LAFCo has not received any comments raising objections to the annexation

DISCUSSION

- Project represents a logical extension of the CSA 43 boundary
- The CSA has the ability to extend services to the project site
- Project provides for the orderly development of the District
- The project proposal includes the expansion of the CSA 43 sphere of influence to include the annexation area.

RECOMMENDATION

It is recommended that the Commission approve Resolution No. 1452 approving the Bezley Annexation to CSA 43 and the expansion of the Sphere of Influence.

San Joaquin
Local Agency Formation Commission
509 West Weber Avenue Stockton, CA 95203
209-468-3198 FAX 209-468-3199

JUSTIFICATION OF PROPOSAL

Please complete the following information to process an application under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: (Indicate N/A if Not Applicable)

SHORT TITLE OF THE PROPOSAL: ANNEXATION INTO CSA 43

TYPE OF PROPOSAL

- City Incorporation
- Consolidation
- Detachment
- Sphere of Influence Amendment
- Sphere of Influence Update
- Addition of Services
- Reorganization (involving an Annexation and Detachment(s))
- District Formation
- Annexation
- District Dissolution

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: _____

Agency or Agencies losing territory: _____

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant's Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer's Report:

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
TODD ANDERSON	24501 N. TULLY RD ACAMPO, CA 95220	(209) 482-1419

(Attach a separate sheet if necessary.)

PROJECT INFORMATION

Please provide project-related information for the following questions:

- 1. Do the proposed boundaries create an island of non-agency territory? Yes No
- 2. Do the proposed boundaries split lines of assessment or ownership? Yes No
- 3. Does the proposal involve public rights-of-way or easements? Yes No
- 4. Does the proposal involve public land or land assessed by the State? Yes No
- 5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? Yes No
- 6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? Yes No

7. List the affected Assessor Parcel Numbers, Owners of record and Parcel Sizes:

APN	Owner	Acreage
019-260-54	MARLA FERNANDES	5

(Attach a separate sheet if necessary)

8. Physical Location of Proposal: 22370 N. REZLEY RD, CLEMENTIA 95227
(Street or Road, distance from and name of Cross Street, quadrant of City)

9. Has an application been filed for an underlying project (such as Development Plan, Conditional Use Permit, or Tentative Subdivision Map)? Yes No
If Yes, please attach a Project Site Plan or Tentative Subdivision Map.
If No, please provide an estimate of when development will occur: _____

10. List those public services or facilities which will be provided to the affected territory as a result of the proposed action: WATER SERVICE

11. Indicate which of these services or facilities will require main line extensions or facility upgrades in order to serve the affected territory:
THERE IS A METER ON THE PARCEL

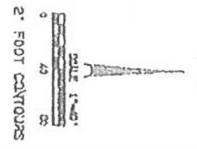
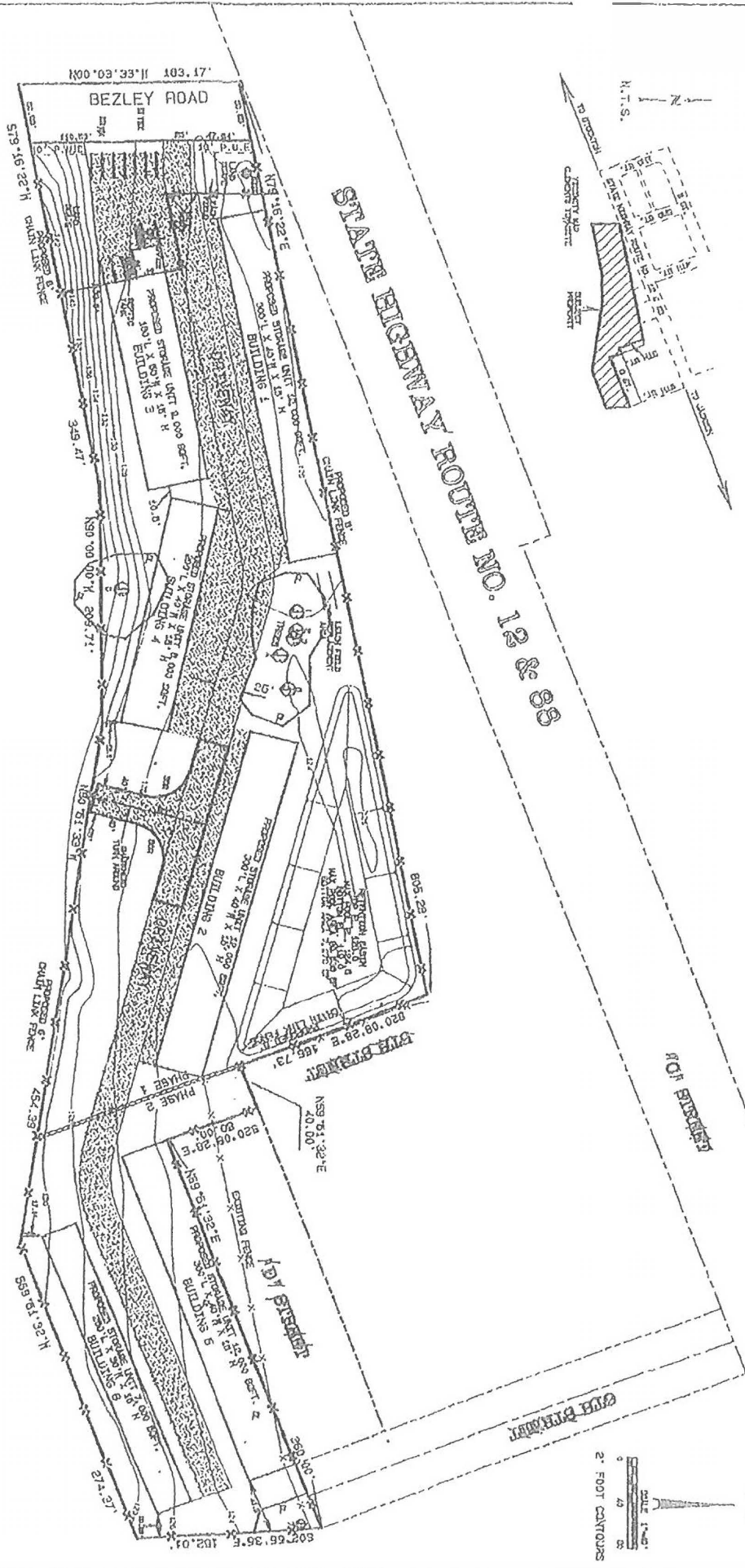
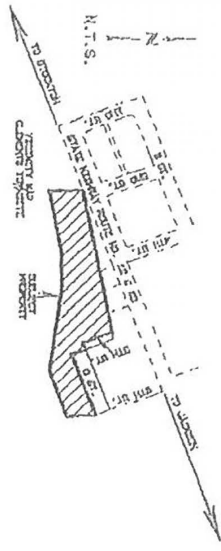
12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach a separate sheet if necessary)

REVISED SITE PLAN

Application # 201900201

Received By [Signature] On 12/27/14

SITE PLAN
CEMENTS STORAGE



NOTE: 1. THE PROPOSED STORAGE UNITS AT THE END CORNER OF PARCEL 1 ARE TO BE CONSTRUCTED WITHIN THE 1/2 AC. OF STORAGE SPACE AND IS 572 SQ FT MAXIMUM.

PARCEL 1
5.58 ACRES +/- GROSS A/R
0.21 ACRES +/- NET A/R

A.P.N. #019-260-054
223,917.2 TOTAL SQFT
140,360.32 SQFT USABLE STORAGE SPACE
83,556.88 SQFT TOTAL DESIGNER
DRAWN BY: TODD ANDERSON

SITE PLAN FOR
CEMENT STORAGE
SCALE 1" = 50'
7-24-2019

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real property in interest, if different, agreed to defend, indemnify, hold harmless, and release the San Joaquin Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the San Joaquin Local Agency Formation Commission, its agents, officers, attorneys, or employees.

Executed at Stockton, California, on October 15, 2020

APPLICANT

Signature: _____

Title: DEVELOPER

REAL PARTY IN INTEREST

(If different from Applicant)

Signature: _____

Title: _____

SUBMITTALS

In order for this application to be processed, the following information needs to be provided:

1. Two copies of this Justification of Proposal, completed and signed with original signatures;
2. Five prints of a full-scale proposal map showing the affected territory and its relationship to the affected jurisdiction (Refer to Guide for Preparation);
3. Five copies of an 8.5" x 11" or 11" x 17" reduction of the proposal map;
4. Three copies of a metes and bounds description of the affected territory;
5. One certified copy of the City Council and/or Special District Board Resolution of Application, or a petition making application to LAFCo (as appropriate);
6. Written permission from each affected property owner (or signature form);
7. One copy of the project environmental document (One Compact Disc if more than 25 pages);
8. One copy of the project Notice of Determination;
9. Three 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map);
10. One copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
11. One copy of the Pre-Zoning map or description (as required by Section 56375);
12. One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
13. One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));
14. One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l));
15. One copy of the project design (site plan, development plan, or subdivision map);
16. One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and
17. Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

Additional information may be required during staff review of the proposal.

CERTIFICATION

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.

(Signature) _____

Print or Type Name: JODA ANDERSON

Date: 10/15/2020

Daytime Telephone: 209) 982-1414

CONSENT TO ANNEXATION

The undersigned, being the owner(s) of property identified below does hereby consent to the proposed annexation of the designated parcel into County Service Area No. 43 – Clements (CSA 43). The proposed annexation is a requirement of an Application of Services received August 18, 2020 (attached) by the San Joaquin County Public Works Department and as listed on the Will-Serve Letter dated September 11, 2020 (attached). Site Approval Application No. PA-1900201 for the development of a personal storage facility in two phases over three years on the subject property listed below has been approved by the San Joaquin County Community Development Department on March 3, 2020.

APN: 019-260-54 Address: 22370 N. Bezley Road, Acampo, CA 95220

Signature:  Date: 10-28-2020

Print name/title: Marla Fernandes / Property Owner

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

RESOLUTION

R-20-208

**Authorizing an Application to the San Joaquin Local
Agency Formation Commission to Annex One Parcel Into
County Service Area 43 – Clements**

WHEREAS, County Service Area 43 – Clements (CSA 43) was formed on November 27, 1987, and is currently authorized to provide water, storm drainage and street lighting services; and,

WHEREAS, an application for services for the subject parcel has been received and deemed appropriate; and,

WHEREAS, all required documents and fees have been submitted by the applicant.

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors hereby declares its intent to annex Assessor's Parcel No. 019-260-54, consisting of 5.16 total acres, into the boundaries of CSA 43, as set forth in Exhibit "A".

BE IT FURTHER RESOLVED that the Department of Public Works is authorized and directed to submit an application to the San Joaquin County Local Agency Formation Commission, as shown in Exhibit "B", requesting annexation of the above-referenced parcel into CSA 43 and expansion of the sphere of influence.

PASSED AND ADOPTED December 15, 2020, by the following vote of the Board of Supervisors, to wit:

AYES: **Villapudua, Patti, Winn, Elliott, Miller**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Katherine M. Miller

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
of the County of San Joaquin,
State of California

KATHERINE M. MILLER
Chair, Board of Supervisors
County of San Joaquin,
State of California

Rachél DeBord





MITIGATED NEGATIVE DECLARATION

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: Site Approval No. PA-1900201

PROJECT LOCATION: The project site is located on the east side of North Bezley Road, 50 feet south of East State Route 88, Clements, San Joaquin County. (APN/Address: 019-260-54/22370 North Bezley Road, Clements) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Site Approval application to establish a personal storage facility in two (2) phases within three (3) years. Phase 1 includes the construction a 576 square foot office building and four (4) personal storage buildings totaling 41,000 square feet. Phase 2 includes the construction of two (2) personal storage buildings totaling 19,800 square feet. The project also includes the construction of a 672 square foot off-premise billboard sign not tied to the personal storage facility. The project proposes public water, and a private septic system for sewage disposal. Storm water will be retained on site. The project will have access from North Bezley Road. The project site is not under a Williamson Act Contract. (Use Type: Personal Storage, Signs- Off Premises)

The Property is zoned C-RS (Rural Service Commercial) and the General Plan designation is C/RS (Rural Service Commercial).

PROPONENT: Jacqueline M. Bezley / Todd Anderson

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: January 10, 2020

Contact Person:
Giuseppe Sanfilippo Phone: (209) 468-0227 FAX: (209) 468-3163 Email: gsanfilippo@sjgov.org

2020019041

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-1900201 (SA)

Lead Agency: Community Development Department

Contact Person: Giuseppe Sanfilippo

Mailing Address: 1810 E. Hazelton Ave

Phone: (209) 468-0227

City: Stockton

Zip: 95205

County: San Joaquin

Project Location: County: San Joaquin

City/Nearest Community: Clements

Cross Streets: North Bezley Road, East State Route 88 Hwy

Zip Code: 95227

Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 7.31

Assessor's Parcel No.: 019-260-54

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: E St Rt 88 Hwy

Waterways: Mokelumne River, Bear Creek

Airports:

Railways: Union Pacific Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other: Governor's Office of Planning & Research

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 60,800 Acres 7.31 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

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STATE CLEARINGHOUSE

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/ C-RS (Rural Service Commercial)/C/RS(Rural Service Commercial)

Project Description: (please use a separate page if necessary)

A Site Approval application to establish a personal storage facility in two (2) phases within three (3) years. Phase 1 includes the construction a 576 square foot office building and four (4) personal storage buildings totaling 41,000 square feet. Phase 2 includes the construction of two (2) personal storage buildings totaling 19,800 square feet. The project also includes the construction of a 672 square foot off-premise billboard sign not tied to the personal storage facility. The project proposes public water, and a private septic system for sewage disposal. Storm water will be retained on site. The project will have access from North Bezley Road. (Use Type: Personal Storage, Signs, Off Premises)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5s
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 13, 2020 Ending Date February 12, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Todd Anderson</u>
Address: _____	Address: <u>24301 N. Tully Road</u>
City/State/Zip: _____	City/State/Zip: <u>Acampo/CA/ 95220</u>
Contact: _____	Phone: <u>209-482-1419</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 1/10/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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: Anderson/Bezley

PROJECT TITLE/FILE NUMBER(S): PA-1900201 (SA)

PROJECT DESCRIPTION: A Site Approval application to establish a personal storage facility in two (2) phases within three (3) years. Phase 1 includes the construction a 576 square foot office building and four (4) personal storage buildings totaling 41,000 square feet. Phase 2 includes the construction of two (2) personal storage buildings totaling 19,800 square feet. The project also includes the construction of a 672 square foot off-premise billboard sign not tied to the personal storage facility. The project proposes public water, and a private septic system for sewage disposal. Storm water will be retained on site. The project will have access from North Bezley Road. The project site is not under a Williamson Act Contract. (Use Type: Personal Storage, Signs- Off Premises).

The project site is located on the east side of North Bezley Road, 50 feet south of East State Route 88, Clements

ASSESSOR PARCEL NO.: 019-260-54

ACRES: 7.31-ac

GENERAL PLAN: C/RS

ZONING: C-RS

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

A personal storage facility with a 576 square foot office, and a total of 60,800 square feet of personal storage buildings.

SURROUNDING LAND USES:

NORTH: Commercial/Agricultural with scattered residences.

SOUTH: Residential/Agricultural

EAST: Agricultural with scattered residences

WEST: Commercial/Residential

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 (Air Impact Assessment: Clements Storage Project (ISR# C-20190454. Provided by the San Joaquin Valley Air Pollution Control District for the San Joaquin County Community Development Department. December 5, 2019). 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: Enter city name(s).


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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


Signature: Giuseppe Sanfilippo
Associate Planner

1-10-2020
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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I. AESTHETICS.

Except as provided in Public Resources Code Section 21099, would the project:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from 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:

- a-d) The proposed project is a Site Approval application to establish a personal storage facility in two (2) phases within three (3) years, to include the construction of a total of 61,376 square feet of building space. The project also includes the construction of a 672 square foot off-premise billboard sign not tied to the personal storage facility. The project site is located North Bezley Road, approximately 50 feet south of East State Route 88, which is a designated scenic route pursuant to 2035 General Plan Figure 12-2. The surrounding area is a mixture of commercial, residential, and agricultural uses. A personal storage facility is classified under the Personal Storage use type, and a billboard sign is classified under the Signs-Off Premises use type. Pursuant to Development Title Table 9-405.2, both the Personal Storage and Signs-Off Premises use types may be conditionally permitted in the C-RS (Rural Service Commercial) zone with an approved Site Approval application. Additionally, the proposed development is consistent with the surrounding commercial development in the vicinity. As a Condition of Approval, the project will be required to provide a ten (10) foot wide landscaping strip along North Bezley Road. Additionally, there are six (6) oak trees on site that will remain. As a result, the proposed project is not anticipated to have an impact on aesthetics.

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 type="checkbox"/> | <input checked="" 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-e) The proposed project is a Site Approval application to establish a personal storage facility in two (2) phases within three (3) years. The project also includes the construction of a 672 square foot billboard sign. The current zoning for the property is C-RS (Rural Service Commercial). The proposed project will not affect any agricultural uses, nor will it affect existing Williamson Act contracts. Therefore, the proposed application will have no impact on agriculture and forestry resources. Additionally the project site is not classified as Prime Farmland.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>III. AIR QUALITY.</u>					
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The proposed project is a Site Approval application to establish a personal storage facility in two (2) phases within three (3) years, to include the construction of a total of 61,376 square feet of building space. The project also includes the construction of a 672 square foot off-premise billboard sign not tied to the personal storage facility. An approved Air Impact Assessment for the project (ISR# C-20190454) provided by the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated December 5, 2019, includes an approved monitoring and reporting schedule to mitigate air impacts from the project. The applicant will be required to meet existing requirements for emissions and dust control as established by SJVAPCD. As a result, any impacts to air quality will be reduced to less-than-significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-f) The Natural Diversity Database identifies the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) as rare, endangered, or threatened species located on or near the project area. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. SJCOG has determined that the applicant may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and the applicant has confirmed participation. As a result, 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.

There are six (6) oak trees on the property. The applicant has stated they do not have plans to remove the oak trees. To protect and preserve the remaining oak tree from development and construction activity, the following standards shall be applicable and also included in the projects final conditions of approval.

- Grade changes near or within the dripline of said oak trees shall comply with the following:
- No grade changes shall occur within six feet of the trunk of the tree.
- No grade changes shall occur that entail removing or adding more than six inches of soil in the protected zone of the tree.

- Any grade changes within the protected zone of the tree shall be accomplished so as to prevent soil compaction and injury to or removal of the tree's roots. (Development Title Section 9-1505.5[a])
- Before grading operations may commence, a minimum five (5) foot high chain link fence or other comparable protective fencing shall be installed at the outermost edge of the protected zone of each tree or group of trees (Development Title Section 9-1505.5[b]).
- No trenching whatsoever shall be allowed within the protected zone of subject trees (Development Title Section 9-1505.5[c]).
- Paving within the dripline of affected trees shall be minimized. If paving is necessary, porous materials shall be used (Development Title Section 9-1505.5[e]).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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V. CULTURAL RESOURCES.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a–c) In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5). At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations.

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

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?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Impact Discussion:

(a,b) The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. These standards are updated periodically by the California Energy Commission. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to the proposed project ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and preventing any conflict with state or local plans for energy efficiency and renewable energy.

07/11/2015 10:00 AM

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil and create direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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-f) The proposed the project is not anticipated to cause seismic effects, erosion, safety effects, or impact water and geologic features. The proposed project will not cause the risk of injury or death as a result of a rupture of a known earthquake fault, seismic activity, or landslides because there are no fault lines in the project vicinity. The proposed project will not result in substantial soil erosion or the loss of topsoil. The proposed project will not destroy a unique paleontological resource or site or unique geological feature. The proposed project is not 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	Analyzed No Impact Prior EIR	Analyzed In The
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VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

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

a-b) Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the underlying project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

As noted previously, the underlying project will be subject to the rules and regulations of the SJVAPCD. The SJVAPCD has adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*.¹¹ The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards, the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems, the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change.

¹¹ San Joaquin Valley Air Pollution Control District. *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. December 17, 2009. San Joaquin Valley Air Pollution Control District. *District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*. December 17, 2009.

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IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-g) The proposed application would not result in, create or induce hazards and associated risks to the public. Construction activities for the project typically involve the use of toxic or hazardous materials such as paint, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid potential health and safety risks associated with hazardous materials. No significant impacts are anticipated related to the transport, use, or storage of hazardous materials during construction.



X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-e) The project site is located in the Flood Zone X flood designations. A referral has been sent to the Department of Public Works, Flood Control Division for comments. If approved, any new developments will have to comply with Development Title Section 9-1605 regarding flood hazards.

The project site is located approximately 0.31 miles north of Bear Creek, and approximately 1.1 miles south of the Mokelumne River. The proposed project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

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

Would the project:

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

a,b) A personal storage facility is classified under the Personal Storage use type, and a billboard sign is classified under the Signs-Off Premises use type. Pursuant to Development Title Table 9-405.2, both the Personal Storage and Signs-Off Premises use types may be conditionally permitted in the C-RS (Commercial Rural Service) zone with an approved Site Approval application. The project site is surrounded by commercial, residential, and agricultural uses. Therefore, the project will not physically divide an established community and is consistent with surrounding land uses.

The zoning and the General Plan for the project site will remain the same if the project is approved. Additionally, the proposed project will have a less than significant impact to surrounding parcels and will not create premature development pressure on surrounding agricultural lands to convert land from agricultural uses to non-agricultural uses. Therefore, this project is not a growth-inducing action.

The proposed project will not be a conflict with any existing or planned uses or set a significant land use precedent. The proposed project is not in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County.

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

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a, b) The proposed project will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain minerals of significance or known mineral resources. San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. Although the project site is in an area designated MRZ-1, there is currently no mining activity in the area, and the surrounding area is developed with commercial, residential, and agricultural uses. Therefore, the proposed project applications will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIII. NOISE.

Would the project result in:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) For a project within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-c) The proposed project is for a personal storage facility in to be constructed in two (2) phases within three (3) years, to include the construction of a total of 61,376 square feet of building space. The project also includes the construction of a 672 square foot billboard sign. A portion of the project site lies within the noise contour of East State Route 88 Highway. The applicant anticipates approximately three (3) people using the facility per day. The nearest single-family residence is located approximately 200 feet south of the project site. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. Additionally, noise from construction activities are exempt from noise standards provided the construction occurs no earlier than 6:00 A.M. and no later than 9:00 P.M. The proposed project would be subject to these Development Title standards. Therefore, noise impacts from the proposed project are expected to be less than significant.

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

Would the project:

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

Impact Discussion:

a-b) The proposed project is for a personal storage facility in to be constructed in two (2) phases within three (3) years, to include the construction of a total of 61,376 square feet of building space. The project also includes the construction of a 672 square foot billboard sign. The project does not propose housing within the project boundary. Therefore, the project will not induce substantial unplanned population growth in the area. The proposed project will not result in displacement of the population and affect the amount of proposed or existing housing in the vicinity. Therefore, the project's impact on population and housing will be less than significant.

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

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

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

Impact Discussion:

a) The proposed project is for a personal storage facility in to be constructed in two (2) phases within three (3) years, to include the construction of a total of 61,376 square feet of building space. The project also includes the construction of a 672 square foot billboard sign. The Clements Rural Fire District provides the existing fire protection. Existing law enforcement protection is provided by the San Joaquin County Sheriff's Department, and the existing school services are provided by the Lodi Unified School District with the nearest school located approximately 4.0-miles southwest of the project site. No parks are impacted as a result of this project. Impacts to public services are anticipated to be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

a-b) The proposed project will not substantially increase the use of existing neighborhood and regional parks because no increase in housing or people is associated with this application. Additionally, the project does not include recreation facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Impacts to recreation opportunities are anticipated to be less than significant.

XVII. TRANSPORTATION.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:

a-d) The proposed project is for a personal storage facility in to be constructed in two (2) phases within three (3) years, to include the construction of a total of 61,376 square feet of building space. The project also includes the construction of a 672 square foot billboard sign. The Department of Public Works has reviewed the proposal and has determined the project is not expected to exceed 50 vehicles during any hour. Projects that have a traffic volume that is less than 50 trips per hour have a less than significant impact on traffic.



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:

a) At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If Human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

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

Impact Discussion:

a-e) The applicant has provided a will-serve letter from the Department of Public works that states it will serve the project for public water provided the property annexes into County Service Area 43 through LAFCO. On-site waste water disposal will be provided by a septic tank, and the Environmental Health Department will determine the appropriate capacity of the private sewage disposal system. The project site will be required to keep all storm drainage on site, and the Department of Public Works will determine the appropriate size of the proposed storm drainage retention pond. Therefore, the impact on public services will be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-d) The proposed project is for a personal storage facility in to be constructed in two (2) phases within three (3) years, to include the construction of a total of 61,376 square feet of building space. The project also includes the construction of a 672 square foot billboard sign. Pursuant to the San Joaquin Fire Severity Zone map, the project site is located in an area with moderate fire zone designation.

The project site is accessed by North Bezley Road. Because the project site has direct access from a County maintained road, the project will not require the installation or maintenance of additional infrastructure to mitigate fire risk or may result in impacts to the environment. Additionally, the site plan has been reviewed by the County Fire Prevention Bureau, and the fire turnaround has been determined to be adequate. As a result, the proposed project will have a less than significant impact on potential wildfire hazards.

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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?

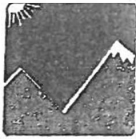
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either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

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

a-c). The proposed application does not have the potential to degrade the environment or eliminate a plant or animal community. The project would not result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.



San Joaquin Valley Air Pollution Control District

Indirect Source Review (ISR) - Air Impact Assessment (AIA)

Residential/Non-Residential/Mixed-Use Application Form



A. Applicant Information

Applicant/Business Name: TODD ANDERSON

Mailing Address: 24301 N. TULLY RD. City: ACAMPO State: CA Zip: 95220

Contact: TODD ANDERSON Title: OWNER

Is the Applicant a licensed state contractor? No Yes, please provide State License number:

Phone: 209 482-1419 Fax: _____ Email: ITSINSPECTION@HOTMAIL.COM

B. Agent Information (if applicable):

If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.

Agent/Business Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Title: _____

Phone: _____ Fax: _____ Email: _____

C. Project Information

Project Name: CLEMENTS STORAGE (PROPOSED) Tract Number(s) (if known): _____

Project Location Street: 22370 N. BEZELY City: CLEMENTS Zip: 95227

Cross Streets: HWY 12/88 County: SAN JOAQUIN

Permitting Agency: SAN JOAQUIN COUNTY CDD Planner: GIUSEPPE SAN FILIPPO

Mailing Address: 1810 E. HAZELTON AVE. City: STOCKTON State: CA Zip: 95205

Permit Type and Number (if known): _____ Subject to Project-Level Discretionary Approval? Yes No

Last Project-Level Discretionary Approval Date: _____

Last Project-Level Ministerial Approval Date: _____

D. Project Description

Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses):

PERSONAL STORAGE FACILITY AND OFF-PREMISES SIGN

Please check the box next to each applicable land use below:

<input type="checkbox"/> Commercial / Retail	<input type="checkbox"/> Educational	<input type="checkbox"/> Office	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Residential	<input type="checkbox"/> Government	<input type="checkbox"/> Industrial	<input type="checkbox"/> Distribution Center
<input type="checkbox"/> Recreational (e.g. park)	<input type="checkbox"/> Medical	<input type="checkbox"/> Manufacturing	<input checked="" type="checkbox"/> Other: <u>STORAGE</u>

Select land use setting below: Urban Rural

E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?

No Yes, NOV # _____

F. Voluntary Emission Reduction Agreement

Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?

No Yes, VERA # _____

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? Yes No

FOR APCD USE ONLY

Filing Fee <u>\$ 841.00</u>	Check #: <u>4991</u>	Date Stamp: Finance RECEIVED	Date Stamp: Permit
Received: <u>10/14/19</u>	Project #: <u>C 20190454</u>	OCT 04 2019	
Date Paid: <u>10/14/19</u>		SJVAPCD	
Applicant #: <u>C303200</u>		NORTHERN REGION	

H. Parcel and Land Owner Information			
	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	019-260-54	5.4 ACRES	JAUQUELINE BEZELY
2.			
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org.

I. Project Development and Operation		
Will the project require demolition of existing structures?	<input type="checkbox"/> Yes, complete I-1	<input checked="" type="checkbox"/> No, complete I-2
I-1. Demolition		
Total square feet of building(s) footprint to be demolished:	Number of Building Stories:	
Demolition Start Date (Month/Year):	Number of Days for Demolition:	
I-2. Timing		
Expected number of work days per week during construction?	Will the project be developed in multiple phases?	
<input type="checkbox"/> 5 days <input checked="" type="checkbox"/> 6 days <input type="checkbox"/> 7 days	<input checked="" type="checkbox"/> Yes, complete I-3 <input type="checkbox"/> No, complete I-4	
I-3. Phased Site Development and Building Construction		
In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at www.valleyair.org .		
1	Start of Construction (Month/Year): 1/1/2020	Gross Acres: 3
	End of Construction (Month/Year): 5/1/2020	Net Acres (area devoted to buildings/structures): 1
	First Date of Occupation (Month/Year): 5/12/2020	Paved Parking Area (# of Spaces): 3
	Building Square Footage: 42,000	Number of Dwelling Units: 1
2	Start of Construction (Month/Year): 5/15/2021	Gross Acres: 2
	End of Construction (Month/Year): 10/15/2021	Net Acres (area devoted to buildings/structures): 1/2
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage: 20,000	Number of Dwelling Units:
3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:

Additional sheets for phasing information can be found on the District's website at www.valleyair.org.

I-4. Single Phase Development

Start of Construction (Month/Year):	Gross Acres:
End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
Building Square Footage:	Number of Dwelling Units:

J. On-Site Air Pollution Reductions (Mitigation Measures)

Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No".

1. Construction Clean Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510)

- Yes, please complete mitigation measure 1
 No

2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

- Yes, please complete applicable mitigation measures 2a through 2f
 No

3. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.)

- Yes, please complete applicable mitigation measures 3a through 3c
 No

4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

- Yes, please complete applicable mitigation measure 4a through 4e
 No

5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

- Yes, please complete applicable mitigation measures 5a through 5f
 No

6. Building Design (e.g. woodstoves or fireplaces)

- Yes, please complete mitigation measure 6
 No

7. Building Energy (e.g. exceed title 24, electrical maintenance equipment)

- Yes, please complete applicable mitigation measures 7a through 7b
 No

8. Solar Panels (e.g. incorporate solar panels in the project)

- Yes, please complete applicable mitigation measure 8
 No

9. Electric Vehicle (EV) Charger (e.g. incorporate EV charger(s) in the project)

- Yes, please complete applicable mitigation measure 9
 No

K. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

- I request to review a draft of the District's analysis.

L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org.

M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org.

N. Attachments

Required:

- Tract Map or Project Design Map
- Vicinity Map
- Application Filing Fee
 \$841.00 for mixed use and non-residential projects OR
 \$562.00 for residential projects only


If applicable:

- Letter from Applicant granting Agent authorization
- Fee Deferral Schedule Application
- Monitoring & Reporting Schedule
- Supporting documentation for selected Mitigation Measures

O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): <u>TODD ANDERSON</u>	Title: <u>PROJECT DEVELOPER</u>
Signature: 	Date: <u>10/1/19</u>

12/10/19 11:26 am

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	CLEMENTS STORAGE (PROPOSED)
Applicant Name:	TODD ANDERSON
Project Location:	22370 N BEZELY HWY 12 / HWY 88 APN(s): 019-260-54
Project Description:	ACREAGE: 5.4
ISR Project ID Number:	C-20190454
Applicant ID Number:	C-303200
Permitting Public Agency:	SAN JOAQUIN COMMUNITY DEVELOPMENT
Public Agency Permit No.	

Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes
There are no Existing Measures for this project.			

Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
STATE OF CALIFORNIA	Landscape equipment	3% Landscape Equipment electrically powered	State of CA Building Codes

Number of Non-District Enforced Measures: 1

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Exempt from Off-site Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.	(Compliance Dept. Review)	Ongoing

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	Ongoing

Number of District Enforced Measures: 3



DEC 05 2018

M1900201

Planning Department
San Joaquin Community Development
Planning Department
1810 E. Hazelton Avenue
Stockton, CA 95205-6298

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20190454
Land Use Agency: San Joaquin Community Development
Land Use Agency ID Number: N/A

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Clements Storage project, located at 22370 N Bezely in Clements, California. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the San Joaquin Community Development Department. No provision of District Rule 9510 requires action on the part of the San Joaquin Community Development Department, however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557 6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061


Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

Page 2

If you have any questions, please contact Ms. Cherie A Clark at (559) 230-5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services


Robert Gilles
Program Manager

AM: cc

Enclosures

SERVICE PLAN
For the Proposed Bezley Annexation
Into County Service Area 43 – Clements (CSA 43)
October 27, 2020

The San Joaquin County Public Works Department (Public Works) by delegated authority of the Board of Supervisors administers CSA 43 (also known as “district”) which is authorized to provide water, storm drainage and street lighting services for properties within its district boundaries.

The area proposed for annexation is one 5.16-acre parcel located at the northeasterly corner of Walnut Street and Bezley Road just south of State Route 88 Highway southeast of the town of Clements. The subject parcel is identified by Assessor’s Parcel Number (APN) 019-260-54 being at 22370 N. Bezley Road, Acampo and is currently owned by Marla Fernandes. The subject parcel is being developed by Todd Anderson (also known as “developer” and/or “applicant”) via a site approval application (PA-1900201 attached) for a personal storage facility approved March 3, 2020 by the San Joaquin County Community Development Department (CDD). It is a requirement of the site approval application that the subject parcel be annexed into CSA 43 to receive water and street lighting services prior to approval of any building permits. This Service Plan is intended to provide information regarding the manner in which services will be provided to the proposed development based on existing and/or proposed conditions.

CSA 43 History:

CSA 43 formed on November 27, 1987 by resolution R-87-1074 (attached) authorizes the district to provide water, storm drainage and street lighting services for properties within its district boundaries. The resolution also ordered the dissolution of the Clements Street Lighting Maintenance District in order to consolidate the street lighting maintenance responsibilities with CSA 43. Clements Water Works, a privately-owned public water utility, was the previous water provider and agreed (see attached agreement A-90-866) to hand over the responsibilities to CSA 43 because of deficiencies in the water system that Clements Water Works could not financially remedy. Subsequent development of parcels including a major subdivision at the northwesterly side of Clements resulted in annexations into CSA 43 forming its current boundary as shown on the attached vicinity map.

Water Service:

Upon approval of the proposed annexation and prior to issuance of any building permits, the applicant is required to install public water facilities in accordance with San Joaquin County Improvement Standards to supply water to a proposed 576 square-foot office building. Adequate domestic and fire water supply will be provided in conformance with requirements by Public Works, San Joaquin County Environmental Health Department, the County Fire Warden and the local fire district. A will-serve letter (attached) obtained from CSA 43 is on file with Public Works. The property owner is responsible for paying the normal and customary annual water service charge including partial year advance deposits for periods of occupancy prior to placement of the property on the tax rolls. The Initial Study made a determination that the proposed development will not result in the reduction of surface or groundwater quality or quantity.

Street Lighting Service:

There are seven (7) street lights within the existing CSA 43 street light system. Street lights will be not be installed for the proposed development as the existing and proposed conditions meet the minimum requirements of the San Joaquin County Improvement Standards. The property owner is responsible for

paying the normal and customary annual service charge for water including partial year advance deposits for periods of occupancy prior to placement of the property on the tax rolls. This is due to the benefit of the existing street light system within CSA 43 for travelers to and from the subject property.

Storm Drain Service:

Although CSA 43 is authorized to provide storm drain service, public storm drainage within the district is only provided for roadway drainage and the original undeveloped properties that were within the district at the time of its formation. The Oakridge subdivision at the northwest corner of the district boundary designated as Zone D (see attached map) and any post district-formation development is required to install on-site storm drain facilities that do not contribute to the original storm drain system and form a separate zone for assessment purposes.

Storm water drainage facilities installed for the proposed development will collect all post-development storm water to be stored in an on-site retention basin and shall be in conformance with San Joaquin County Development Standards. Hydrologic and hydraulic analyses shall be provided by the developer and shall demonstrate that all property, both downstream and upstream of any discharge will not be subject to a higher flood level as a result of the proposed drainage. The proposed development shall meet the minimum standards of the Storm Water Quality Control Criteria Plan.

Sanitary Sewer Service:

Sanitary sewer service for the town of Clements and vicinity including the proposed development is provided by private on-site septic systems. There are no immediate plans for public sanitary sewer service provisions.

Service Funding Source:

After approval of the annexation by LAFCo and subsequent Tax Rate Area adjustment by the State Board of Equalization, appropriate service charges will be collected annually from the subject property owner and deposited into the CSA 43 budget towards the operation, maintenance and future replacement costs of the proposed facilities administered by CSA 43. The subject property owner shall be responsible for partial year advance deposits for periods of occupancy prior to placement of the subject property on the tax rolls.

Parcel History:

A portion of the west side of the subject parcel is already inside the district because the original district boundary followed existing lot lines at the time of the district's formation. Subsequent lot line adjustments eliminated those lot lines that the original district boundary followed resulting in the current lot configuration of the subject parcel.

Attachments:

- *Site Approval Application No. PA-1900201 including conditions of approval and site plan*
- *Resolution R-87-1074 forming CSA 43*
- *Agreement A-90-866*
- *Will-Serve Letter from CSA 43 to applicant dated September 11, 2020*
- *Vicinity map showing the current CSA 43 boundary and the parcel proposed for annexation.*

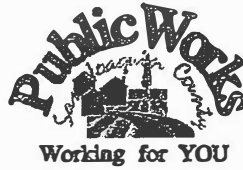


SAN JOAQUIN
—COUNTY—

Greatness grows here.

September 11, 2020

Todd Anderson
24301 North Tully Road
Acampo, California 95220



Department of Public Works

Fritz Buchman, Interim Director of Public Works

Alex Chetley, Interim Deputy Director/Development

Jlm Stone, Deputy Director/Operations

Najee Zarif, Interim Deputy Director/Engineering

Kristi Rhea, Public Works Business Administrator

SUBJECT: WATER AND STREET LIGHTING WILL-SERVE FOR ASSESSOR'S PARCEL NO. 019-260-54 (FOURTH SUPERVISORIAL DISTRICT)

San Joaquin County (County) Department of Public Works (Department) staff has reviewed your Application for Services received August 18, 2020, for Assessor's Parcel No. 019-260-54 (22370 North Bezley Road, Clements, California) from County Service Area No. 43 - Clements (CSA 43). CSA 43 will serve the property with water and streetlight services for the proposed light industrial and warehousing for subject to the following requirements:

1. Applicant shall satisfy each of the applicable requirements to annex the property into CSA 43:
 - a. Fill out and return to this Department the enclosed San Joaquin Local Agency Formation Commission (LAFCo) application.
 - b. Submit to this Department the LAFCo application fee of \$5,722 (make check payable to LAFCo; refer to www.sjgov.org/lafco/ for up-to-date fee information).
 - c. Submit to this Department a boundary map and legal description of the property proposed for annexation, prepared by a licensed land surveyor or engineer.
 - d. Submit to this Department the County Surveyor map and legal description review fee of \$700 (make check payable to San Joaquin County Treasurer); refer to www.sjgov.org/lafco/ for up to date information.
 - e. Submit to this Department the most current grant deed of the subject property containing the titleholder name and description of property.
 - f. Submit to this Department the annexation processing deposit in the amount of \$2,000.00 (make check payable to San Joaquin County Treasurer); the final fee for annexation processing will be based on actual costs and shall be reconciled at the completion of annexation.
 - g. Fill out and return to this Department the enclosed water service application.

2. Following approval of the annexation application by LAFCo, the applicant shall satisfy each of the applicable requirements to obtain water service:
 - a. Submit to this Department the CSA 43 buy-in fee of \$24,599 for 1.0 Single Family Equivalent. Make check payable to San Joaquin County Treasurer. Applicant may be subject to additional buy-in fees should the proposed development and/or use code change in the future.
 - b. Water service connection, including water meter and appurtenances, shall conform to current County Improvement Standards and County Development Title. An improvement plan of the proposed installation shall be submitted to this Department for review and approval.
 - c. Obtain an Encroachment Permit from this Department, prior to any work commencing in the County's right-of-way.

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999

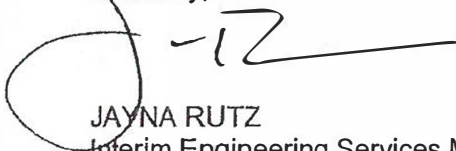


Follow us on Facebook @PublicWorksSJC Visit our website: www.sjgov.org/pubworks

- d. Pay for the cost of all water-related infrastructure including but not limited to extension, connection, placement, water meters, pressure booster, or back flow prevention device of new facilities.
 - e. Notify the County Utility Maintenance Division (Maintenance) (468-3090) prior to any connection to existing water conveyance system and for inspection prior to backfilling any trenches/connections. Any water service installation work shall not interrupt existing water conveyance system.
 - f. Obtain a Plumbing Permit from the County Community Development Department Building Division (468-2098).
 - g. Obtain a permit from the County Environmental Health Division (468-3420) if an existing well is to be destroyed. The destruction of the well shall be completed within 30 days of water hook-up to existing water conveyance system.
 - h. Install an approved reduced pressure backflow prevention device if a well is to remain on the subject property. The device shall be tested by a licensed tester prior to final inspection and every year thereafter at the property owner's expense. A copy of the test results shall be submitted to Maintenance.
3. Applicant shall be responsible to satisfy the following on-going conditions:
- a. Pay the normal and customary service charges as adopted each fiscal year by the County, including partial year advance deposits for periods of occupancy prior to placement on the property tax rolls.
 - b. Pay a periodically billed water rate based on a fixed rate meter charge plus metered rate times the water usage. CSA 43 reserves the right to limit the amount of water usage.
 - c. CSA 43 reserves the right to limit the amount of water usage. 1.0 Single Family Equivalent is equivalent to 164,700 gallons per year, which is estimated as sufficient for the proposed facility. The occupant water usage shall not be exceeded by 10 percent of this amount without paying an additional buy-in fee to CSA 43.
 - d. Pay an annual service charge with the property taxes for street lighting services.

This will-serve shall expire 12 months from the date of this letter. Should you have any questions regarding this information, please contact Dwayne Sabiniano, Engineering Assistant III, at 468-3024 or by email at dsabiniano@sjgov.org.

Sincerely,



JAYNA RUTZ
Interim Engineering Services Manager

JR:DBS:me
CI-20H032-ME1-Todd Anderson Will-Serve

Enclosure

- c: Elizabeth Contreras, LAFCo
Chang Cao, Community Infrastructure Engineer
Ben Guzman, Utility District Superintendent
James Hart, Deputy County Surveyor

Department of Public Works

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

Jim Stone, Deputy Director/Operations

Najee Zarif, Deputy Director/Engineering

Kristi Rhea, Business Administrator



June 23, 2021

MEMORANDUM

TO: James E. Glaser, Executive Officer
LAFCo
CONTACT PERSON: Elizabeth Contreras, LAFCo Analyst

FROM: Alex Chetley, Engineering Services Manager *AC*
Development Services Division

SUBJECT: BEZLEY ANNEXATION TO COUNTY SERVICE AREA 43-CLEMENTS (LAFCo 14-21)
To annex a 5.16-acre parcel to the County Service Area.

LOCATION: Located at the northeasterly corner of Walnut Street and Bezley Road, Clements.

COMMENTS:

- No Comments

AC:SC

X:\LAFCo\LAFCo Referrals\Bezley Annexation to CSA 43-Clements (LAFCo 14-21)\Comments to LAFCo (LAFCo 21-20).doc

LAFCo

509 W. WEBER AVENUE SUITE 420 STOCKTON, CA 95203

EXECUTIVE OFFICER'S REPORT

- PROJECT: DISSOLUTION OF NEW MARIPOSA DRAINAGE DISTRICT (LAFc 21-21)**
- PROPOSAL:** Dissolution of an inactive special district
- APPLICANT:** New Mariposa Drainage District (Exhibit A-Justification of Proposal)
- LOCATION:** Located near the intersection of Dodds Road and Mariposa Road, eastern unincorporated county area (Exhibit B-Vicinity Map)

RECOMMENDATION

It is recommended that the Commission approve Resolution No. 1453 approving the dissolution of the New Mariposa Drainage District.

BACKGROUND

The New Mariposa Drainage District was formed January 14, 1952, to maintain and expand a system of storm drainage canals and ditches which protects approximately 2,500 acres of agricultural land. The District is governed by a three-member Board of Trustees who are appointed by the County Board of Supervisors. The District is supported by property tax revenues.

The New Mariposa Drainage District is located within the boundary of the Central San Joaquin Water Conservation District. Central San Joaquin's main purpose is to address the over-drafted eastern groundwater basin by importing supplemental surface water and to provide maintenance to its irrigation and drainage ditches for delivery. Since early 2000, Central San Joaquin provided maintenance to its irrigation and drainage ditches including those within and adjacent to the New Mariposa District which eliminated the need for New Mariposa to provide the service. The main function of the Board has been to confirm there was no need for maintenance to be performed by the District. On November 5, 2014, the Board of Trustees approved a resolution consenting to dissolving the District. (Exhibit C-Resolution 2014/2015-01)

The New Mariposa Drainage District does not maintain an office or own vehicles or equipment. The County Auditor's Report shows that the District has \$119,704.02 in its account as of May 31, 2021. If dissolve, the cash will revert to the County's General Fund.

ENVIRONMENTAL

Dissolution of an inactive special district is categorically exempt under CEQA Section 15301 (h) as the action to dissolve will have no significant impact on the environment.

DISCUSSION

The Board of Trustees determined that the costs of maintaining the District as a governmental entity greatly outweighs any benefit to the landowners within the District and requests that the District be dissolved.

Based on the information provided by the Mariposa Drainage District, the District has met the criteria for dissolution per Government Code Section 57102:

- The district's corporate powers have not been used and there is a reasonable probability that those powers will not be used in the future.
- The Board of Trustees of the district has, by unanimously resolution, consented to the dissolution of the District.

Attachments: Resolution No. 1453
Exhibit A-Justification of Proposal
Exhibit B-Vicinity Map
Exhibit C-Resolution 2014/2015-01

RESOLUTION NO. 1453

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE DISSOLUTION OF THE NEW MARIPOSA DRAINAGE DISTRICT
(LAFc 21-21)**

WHEREAS, the above entitled proposal was initiated by filing by the Board of Trustees of the New Mariposa Drainage District and on June 3, 2021 the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act of 2000; and

WHEREAS, the Commission held a telephonic public hearing on the proposed dissolution on July 8, 2021 pursuant to notice of hearing which was published, mailed, and posted in accordance with State law; and

WHEREAS, in accordance with Governor's Executive Order N33-20, LAFc has arranged for members of the public to observe and address the meeting telephonically and by Zoom.

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal, and all persons were given an opportunity to address the hearing telephonically; and

WHEREAS, the Commission has, in evaluating the proposal considered the report submitted by the Executive Officer, considered the matters set forth in Section 57102 of the California Government Code and testimony and evidence presented at the public hearing held on July 8, 2021.

NOW THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. The New Mariposa Drainage District is inactive as defined by Government Code Section 56042;

Section 2. Finds that the corporate powers of the New Mariposa Drainage District have not been used and there is a reasonable probability that those powers will not be used in the future.

Section 3. The Board of Trustees has, by unanimous resolution, consented to the dissolution of the District; and

Section 4. Approves the dissolution of the New Mariposa Drainage District with the map of the boundaries attached hereto as Exhibit A.

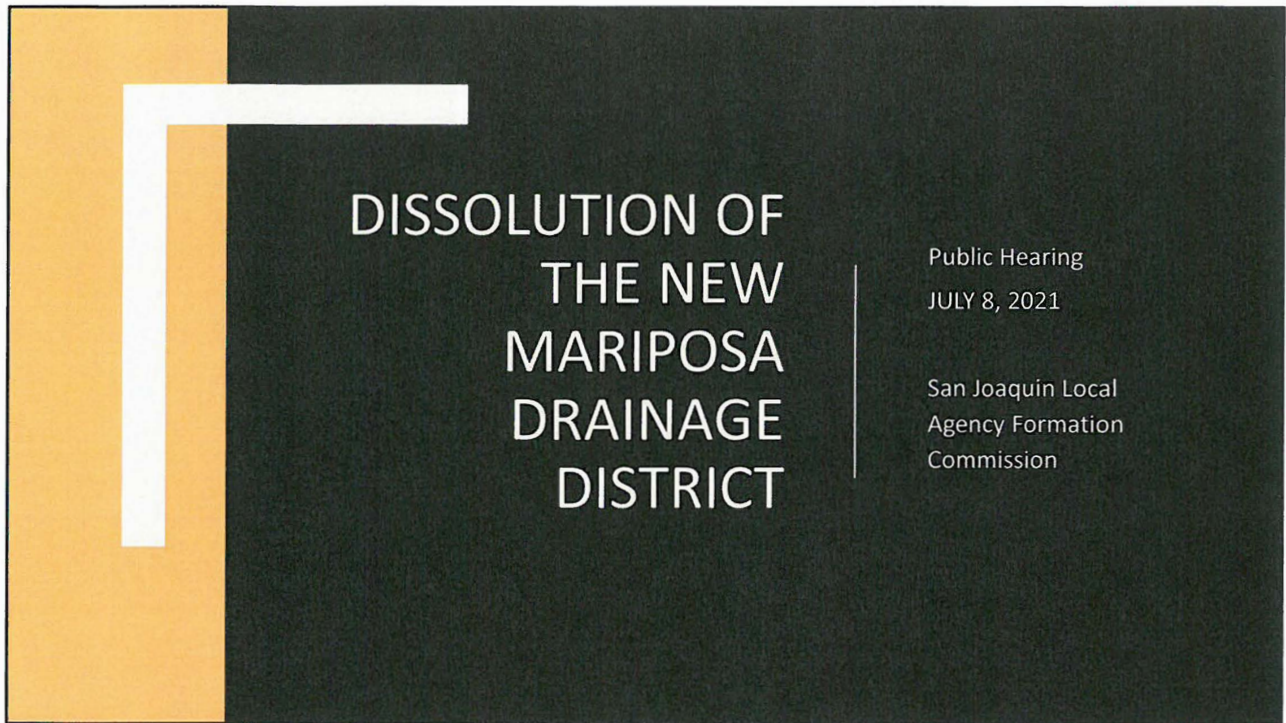
PASSED AND ADOPTED this 8th day of July 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

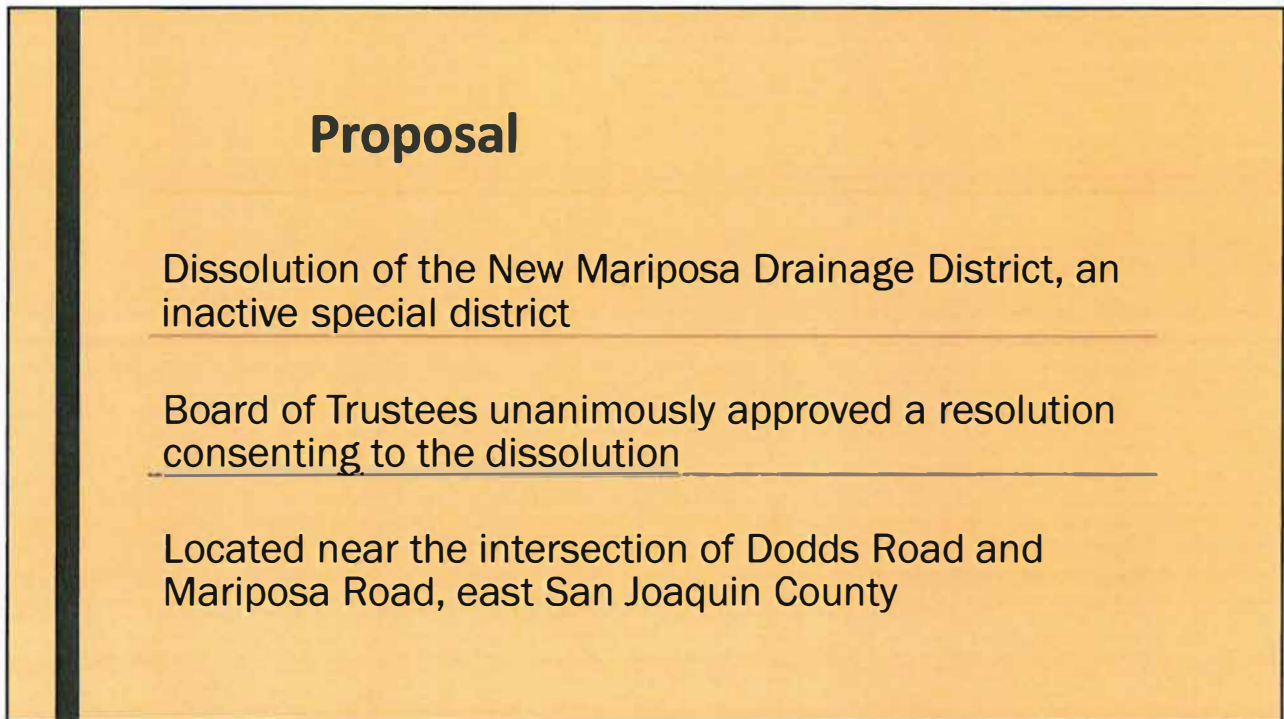
MIGUEL VILLAPUDUA, CHAIRMAN
Local Agency Formation Commission



DISSOLUTION OF
THE NEW
MARIPOSA
DRAINAGE
DISTRICT

Public Hearing
JULY 8, 2021

San Joaquin Local
Agency Formation
Commission

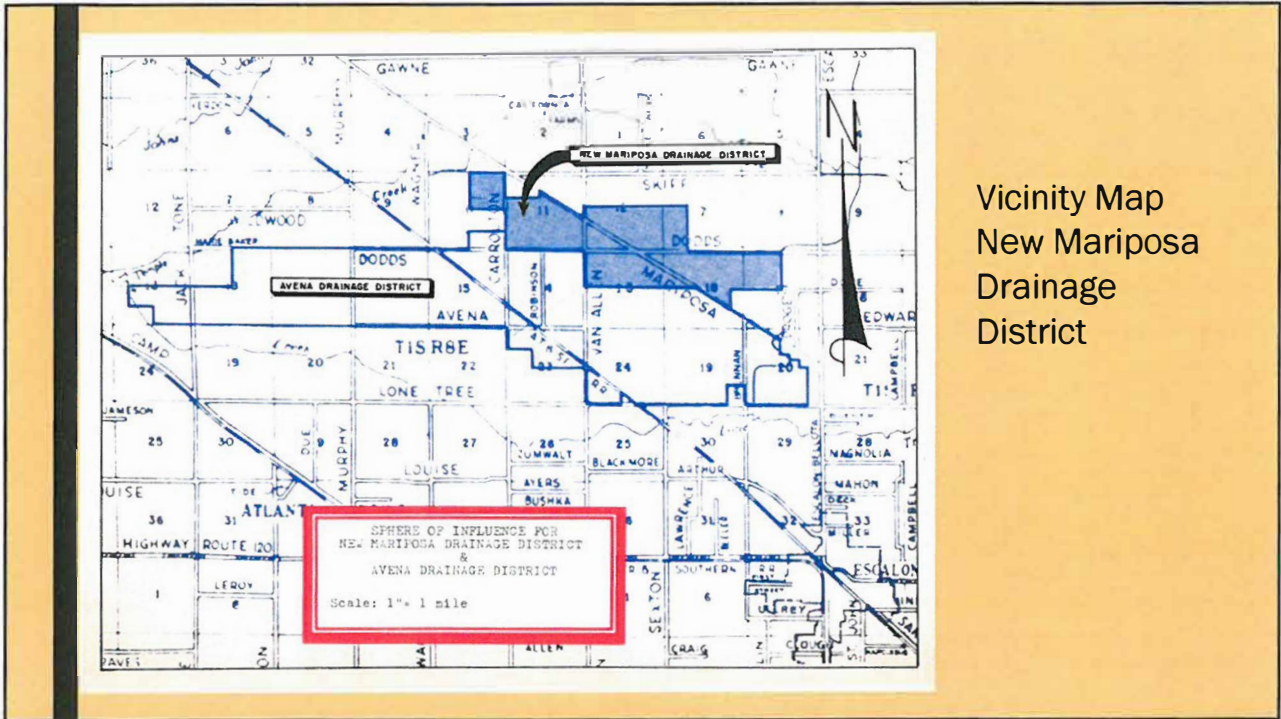


Proposal

Dissolution of the New Mariposa Drainage District, an inactive special district

Board of Trustees unanimously approved a resolution consenting to the dissolution

Located near the intersection of Dodds Road and Mariposa Road, east San Joaquin County



Vicinity Map
New Mariposa
Drainage
District

Background

District was formed January 14, 1952

Authorized powers include the maintenance and expansion of storm drainage canals and ditches to protect 2,500 acres of agricultural land

District is governed by a 3-member Board of Trustees appointed by the Board of Supervisors

District receives property tax revenues

Background

- New Mariposa Drainage District is within the boundary of Central San Joaquin Water Conservation District
- Central San Joaquin imports supplemental surface water and provides maintenance to its irrigation and drainage ditches, including those located within New Mariposa Drainage District
- Main function of the Board has been to confirm no maintenance needed by the District
- The Board unanimously approved a Resolution consenting to the dissolution of the district

Background

District does not have any assets

As of May 31, 2021, the District has \$119,704.02 in its account with the County Auditor's Office

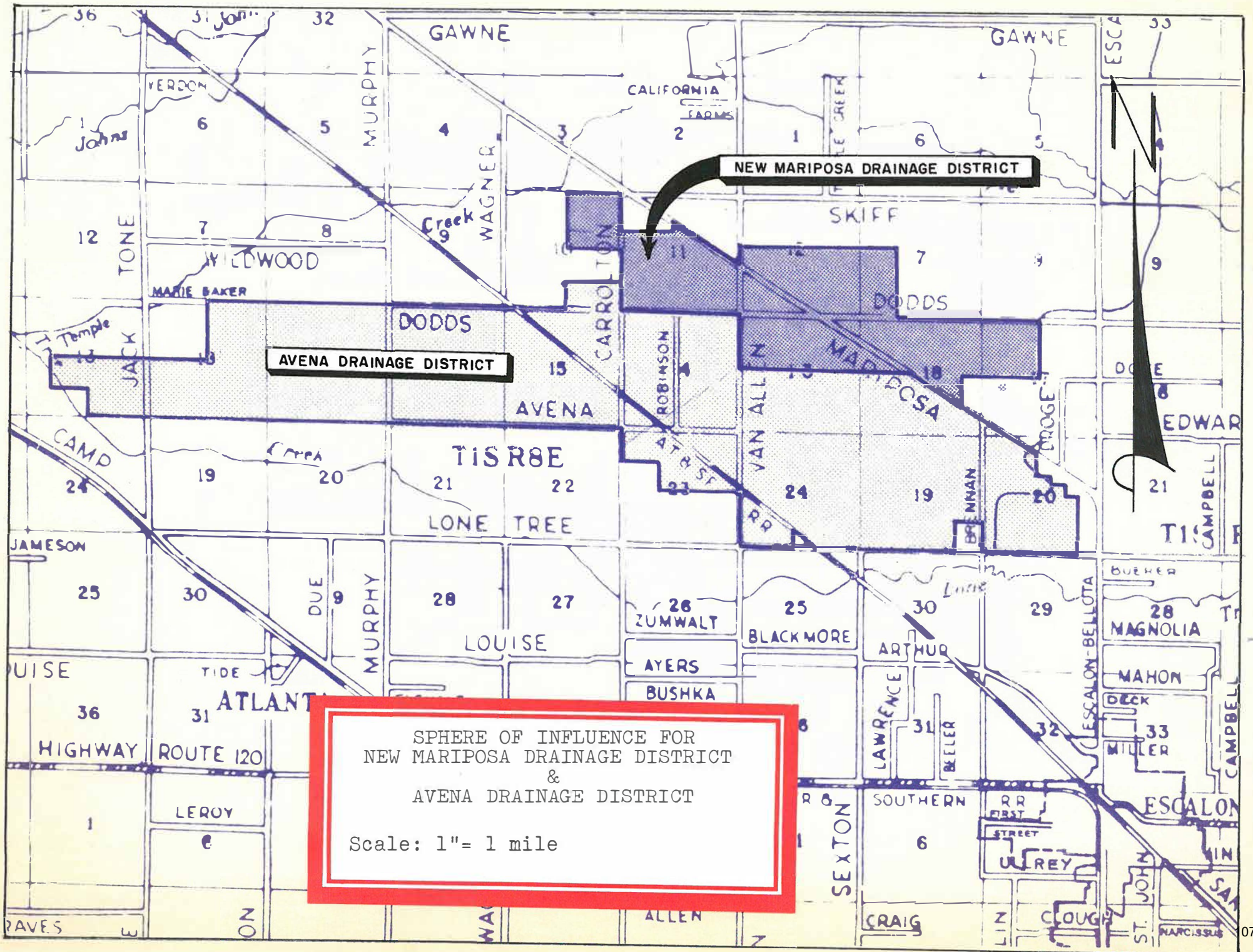
Money will revert to the County's General Fund upon dissolution

Discussion

- The Board of Trustees determined that the costs of maintaining the District as a governmental entity greatly outweighs any benefit to the landowners
- Mariposa Drainage District meets the criteria for dissolution per Government Code Section 57102:
 - ✓ The district's corporate powers have not been used and there is a reasonable probability that those powers will not be used in the future.
 - ✓ The Board of Trustees of the district has, by unanimous resolution, consented to the dissolution of the District.

Recommendation

- It is recommended that the Commission approved Resolution No. 1453 approving the Dissolution of the New Mariposa Drainage District



San Joaquin Local Agency Formation Commission

509 West Weber Avenue Stockton, CA 95203
209-468-3198 FAX 209-468-3199

JUSTIFICATION OF PROPOSAL

Please complete the following information to process an application under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: (Indicate N/A if Not Applicable)

SHORT TITLE OF THE PROPOSAL: New Mariposa Drainage District

TYPE OF PROPOSAL

- | | | |
|---|---|--|
| <input type="checkbox"/> City Incorporation | <input type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> District Formation |
| <input type="checkbox"/> Consolidation | <input type="checkbox"/> Sphere of Influence Update | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Detachment | <input type="checkbox"/> Addition of Services | <input checked="" type="checkbox"/> District Dissolution |
| | <input type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: _____

Agency or Agencies losing territory: This proposal would result in complete
dissolution of the district.

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant's Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer's Report:

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
See Attached.		

(Attach a separate sheet if necessary.)

Notification List For New Mariposa Drainage District Dissolution

John Weeks

Board President

New Mariposa District

21329 Mariposa Road

Escalon, CA 95320

Frank Faria

Trustee

New Mariposa Drainage District

13182 S. Robinson Rd.

Escalon, CA 95320

Rick DaSilva

Trustee

New Mariposa Drainage District

26615 Edwards Ave.

Escalon, CA 95320

Christopher Eley

Attorney

221 Tuxedo Ct.

Suite E

Stockton, Ca 95204

Central San Joaquin Water Conservation District

C/O Reid Roberts, Secretary

11 S San Joaquin St,

Stockton, Ca 95202

PROJECT INFORMATION

Please provide project-related information for the following questions:

- 1. Do the proposed boundaries create an island of non-agency territory? Yes No
- 2. Do the proposed boundaries split lines of assessment or ownership? Yes No
- 3. Does the proposal involve public rights-of-way or easements? Yes No
- 4. Does the proposal involve public land or land assessed by the State? Yes No
- 5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? Yes No
- 6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? Yes No

7. List the affected Assessor Parcel Numbers, Owners of record and Parcel Sizes:

<u>APN</u>	<u>Owner</u>	<u>Acreage</u>
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See Attached.

(Attach a separate sheet if necessary)

8. Physical Location of Proposal: Intersection of Dodds Road and Mariposa Road
(Street or Road, distance from and name of Cross Street, quadrant of City)

9. Has an application been filed for an underlying project (such as Development Plan, Conditional Use Permit, or Tentative Subdivision Map)? Yes No

If Yes, please attach a Project Site Plan or Tentative Subdivision Map.

If No, please provide an estimate of when development will occur: _____

10. List those public services or facilities which will be provided to the affected territory as a result of the proposed action: **Does Not Apply.**

11. Indicate which of these services or facilities will require main line extensions or facility upgrades in order to serve the affected territory: **Does Not Apply.**

12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach a separate sheet if necessary) **See Attached.**

MARIPOSA DISTRICT PARCELS AND ACREAGE

Section 3

1. 205-030-020-000; 102.51 acs – Brumley, Lealon W. and Peggy TR
2. 205-030-030-000; 57.48 acs – Brumley, Lealon W. and Peggy TR

Section 15

1. 205-150-410-000; 27.02 acs – Mallett, Gregory Alan and Grace A TR
2. 205-150-170-000; 80.00 acs – Emerson, John TR
3. 205-150-160-000; 40.00 acs – Bartelink, Johan and Petronella TR
4. 205-150-150-000; 40.00 acs – Santini, Vincent J. Jr and Ann M. TR
5. 205-150-450-000; 72.24 acs – Santini, Vincent J. Jr and Ann M. TR
6. 205-150-440-000; 100.54 acs – Faria, Frank B
7. 205-150-390-000; 99.76 acs – Dykxhoorn, Dirk L and Donna M
8. 205-150-400-000; 0.24 acs – Mallett, Gregory Alan and Grace A TR
9. 205-150-420-000; 0.29 acs – Dykxhoorn, Dirk L and Donna M

Section 17

1. 207-170-010-000; 100.70 acs – Price, David T and Erlene K TR
2. 207-170-020-000; 156.19 acs – Tony Borba, Dairy Inc
3. 207-170-030-000; 36.30 acs – Rocha, Phyllis A
4. 207-170-070-000; 22.21 acs – Leipelt Edward P Sr. and Sylvia TR
5. 207-170-080-000; 0.68 acs – Leipelt Edward P Sr. and Sylvia TR

Section 18

1. 207-180-010-000; 58.96 acs – Tony Borba, Dairy Inc
2. 207-180-020-000; 97.23 acs – Victoria, Mateus D and Romulda TR

Section 20

1. 205-200-110-000; 2.00 acs – Dalla, Peter P and Connie J TR
2. 205-200-120-000; 75.31 acs – Weeks, John R and Claidia G Tr
3. 205-200-090-000; 74.78 acs – Price, David T and Erlene K TR
4. 205-200-100-000; 0.99 acs – Allec, Gayhl June
5. 205-200-040-000; 3.08 acs – David T. Price, Inc
6. 205-200-050-000; 1.1 acs – David T. Price, Inc

Section 21

1. 205-210-230-000; 83.51 acs – Da Silva, Joe and Ana TR
2. 205-210-220-000; 22.35 acs – Da Silva, Joe and Ana TR
3. 205-210-270-000; 2.00 acs – Seaton, Kathlee C TR ETAL, c/o Doralee S. Harte TR
4. 205-210-260-000; 37.55 acs – Seaton, Kathlee C TR ETAL, c/o Doralee S. Harte TR
5. 205-210-130-000; 16.24 acs – Weeks, John R and Claidia G Tr
6. 205-210-180-000; 99.30 acs – Weeks, John R and Claidia G Tr
7. 205-210-120-000; 2.62 acs – David T. Price, Inc
8. 205-210-240-000; 4.27 acs – Dalla, Peter P and Connie J TR
9. 205-210-250-000; 19.73 acs – Da Silva, Joe and Ana TR

10. 205-210-020-000; 10.94 acs – David T. Price, Inc
11. 205-210-030-000; 14.16 acs – David T. Price, Inc
12. 205-210-170-000; 17.69 acs – Rocha, Frank N and Kathy
13. 205-210-150-000; 2.00 acs – Calderon, Marcos and Erin
14. 205-210-060-000; 24.62 acs – Stuyt, Rick A and Ansally Joanna TR
15. 205-210-080-000; 31.11 acs – Stuyt, Rick A and Ansally Joanna TR
16. 205-210-090-000; 40.15 acs – Roche Brothers Inc
17. 205-210-100-000; 36.28 acs – Stuyt, Rick A and Ansally Joanna TR
18. 205-210-110-000; 1.25 acs – Weeks, John R and Claudia G TR

Section 22

1. 205-220-110-000; 38.83 acs – Patricia Rocha Bonds Family LP
2. 205-220-120-000; 39.49 acs – Patricia Rocha Bonds Family LP
3. 205-220-130-000; 39.46 acs – Patricia Rocha Bonds Family LP
4. 205-220-140-000; 40.12 acs – Patricia Rocha Bonds Family LP

Attachment 12 New Mariposa Drainage District

The New Mariposa Drainage District was formed January 14, 1952 to provide drainage of irrigation water for the area near the intersection of Dodd's Rd. and Mariposa Rd. The District performed that function for many years. In the 2000's maintenance by the Central San Joaquin Water conservation District of its irrigation and drainage ditches within and adjacent to the territory of the New Mariposa District obviated any need for maintenance by New Mariposa. Since that time the primary function of the District has been to confirm there is no need for the District to do maintenance work to the ditches. The Board of Trustees has determined that the cost of maintaining the District as a governmental entity greatly outweighs any benefit to the landowners with the District. As a result the Board of Trustees resolved to dissolve the District.

The District does not own any assets except for cash. It has no real property, vehicles or equipment. It has never had an office. Its records have been stored at the office of its attorney, currently Christopher Eley. The cash of the District is held by the Auditor Controller of the County of San Joaquin and by the State Controller's Office.

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real property in interest, if different, agreed to defend, indemnify, hold harmless, and release the San Joaquin Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the San Joaquin Local Agency Formation Commission, its agents, officers, attorneys, or employees.

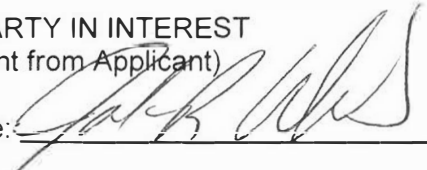
Executed at Stockton , California, on January 27, 2021.

APPLICANT

Signature: 

Title: attorney

REAL PARTY IN INTEREST
(If different from Applicant)

Signature: 

Title: Board President

SUBMITTALS

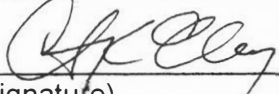
In order for this application to be processed, the following information needs to be provided:

1. Two copies of this Justification of Proposal, completed and signed with original signatures;
2. Five prints of a full-scale proposal map showing the affected territory and its relationship to the affected jurisdiction (Refer to Guide for Preparation);
3. Five copies of an 8.5" x 11" or 11" x 17" reduction of the proposal map;
4. Three copies of a metes and bounds description of the affected territory;
5. One certified copy of the City Council and/or Special District Board Resolution of Application, or a petition making application to LAFCo (as appropriate);
6. Written permission from each affected property owner (or signature form);
7. One copy of the project environmental document (One Compact Disc if more than 25 pages);
8. One copy of the project Notice of Determination;
9. Three 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map);
10. One copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
11. One copy of the Pre-Zoning map or description (as required by Section 56375);
12. One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
13. One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));
14. One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l));
15. One copy of the project design (site plan, development plan, or subdivision map);
16. One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and
17. Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

Additional information may be required during staff review of the proposal.

CERTIFICATION

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.


(Signature)

Date: 1/27/2021

Print or Type Name: Christopher Eley

Daytime Telephone 209 466 8511

**RESOLUTION OF THE BOARD OF TRUSTEES
OF THE
NEW MARIPOSA DRAINAGE DISTRICT**

RESOLUTION 2014/2015-01

WHEREAS THE New Mariposa Drainage District was formed in 1952 to maintain a system of storm drainage canals and ditches within 2,500 acres of agricultural land, and

Whereas the land within the District was incorporated into Central San Joaquin Irrigation District which now maintains almost all of the drainage canals and ditches within the District, and

Whereas the burdensome administrative requirements of maintaining a governmental agency outweigh the benefits of having a special district to oversee the few remaining ditches not within Central San Joaquin Irrigation District,

Now therefore the Board of Trustees of the New Mariposa Drainage District resolves as follows:

- 1) That District take all necessary steps to dissolve.
- 2) That Christopher Eley, attorney, be employed to prepare the necessary documents to accomplish the dissolution.
- 3) That the officers of the District are authorized to sign all documents necessary to carry out the dissolution of the District.

**BOARD OF TRUSTEES
New Mariposa Drainage District**

Ayes *Da Silva, Faria, Weeks*

Nays

Absent

Abstain

November 5, 2014

SIGNED
[Signature], President
11-05-14

Rob De St
Frank Faria