

CITY OF PATTERSON
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 667, PATTERSON, CALIFORNIA 95363
(209) 895-8020, FAX (209) 895-8019

PROPOSED
NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et. seq.) that the project for Baldwin Self Storage which, when implemented, will not have a significant impact on the environment.

PROJECT TITLE: Baldwin Self Storage

PROJECT LOCATION: West side of Baldwin Road, approximately 750 feet north of Sperry Avenue, Patterson, CA 95363, a portion of Assessor Parcel Number 021-026-026

DESCRIPTION OF PROJECT: The project assessed by this initial study considers the construction and operation of a self-storage facility on 9.58 acres. The project would include six storage buildings totaling 28,900 square feet each, three storage buildings of 17,255 square feet each and a 1,500 square foot office building for a total of 226,665 square feet. A storm drain basin would be located along Baldwin Road to service the project. Access would be provided at a driveway on Baldwin Road with six parking spaces, including one accessible parking space.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION:

1. The project will not adversely affect water or air quality or increase noise levels;
2. The project will not have adverse impacts on the flora and fauna of the area;
3. The project will not degrade the aesthetic quality of the area;
4. The project will not have adverse impacts on traffic or land use;
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment;
 - b. Create impacts which achieve short-term to the disadvantage of long term environmental goals;
 - c. Create impacts for a project which are individually limited, but cumulatively considerable;
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly;

The City of Patterson has, therefore, determined that the potential environmental impact of the project is insignificant.

MITIGATION MEASURES INCLUDED IN THE PROJECT, IF ANY, TO AVOID POTENTIALLY SIGNIFICANT EFFECTS: N/A

INITIAL STUDY: The City of Patterson Community Development Department has reviewed the potential environmental impacts of this project and has found that the probable impacts are potentially insignificant. A copy of the Initial Study is attached.

REVIEW PERIOD: September 29, 2016 through October 31, 2016

All comments regarding correctness, completeness, or adequacy of this Negative Declaration must be received by the City of Patterson Community Development Department, PO Box 667, Patterson, CA 95363 or at (209) 895-8020, no later than 5:00 p.m. on October 31, 2016.

DATE: September 29, 2016

SIGNATURE:



Joel Andrews, City Planner

Phone: (209) 895-8020

Fax: (209) 895-8019



CITY OF PATTERSON

Initial Study of Environmental Impact

I. Summary of Findings

Project Name:	Baldwin Self Storage
Project Description:	The project assessed by this initial study considers the construction and operation of a self-storage facility on 9.58 acres on the west side of Baldwin Road, approximately 750 feet north of Sperry Avenue. The project would include six storage buildings totaling 28,900 square feet each, three units of 17,255 square feet each and a 1,500 square foot office building for a total of 226,665 square feet. A storm drain basin would be located along Baldwin Road to service the project. Access would be provided at a driveway on Baldwin Road with six parking spaces, including one accessible parking space.
Sources:	This initial study was prepared using the Patterson Zoning Ordinance, 2010 General Plan, 2010 General Plan EIR, the 2001 Municipal Water Master Plan, the 2003 Patterson Wastewater Master Plan, and the City's guidelines for the implementation of CEQA.
Applicant:	City of Patterson, 1 Plaza, PO Box 667, Patterson, CA 95363
Recommendation:	Negative Declaration.
Location:	West side of Baldwin Road, approximately 750 feet north of Sperry Avenue, Patterson, CA 95363 – Assessor Parcel Number 021-026-026
Date:	September 29, 2016

II. Project Description

The project assessed by this initial study considers the construction and operation of a self-storage facility on 9.58 acres on the west side of Baldwin Road, approximately 750 feet north of Sperry Avenue. The project would include six storage buildings totaling 28,900 square feet each, three units of 17,255 square feet each and a 1,500 square foot office building for a total of 226,665 square feet. A storm drain basin would be located along Baldwin Road to service the project. Access would be provided at a driveway on Baldwin Road with six parking spaces, including one accessible parking space.

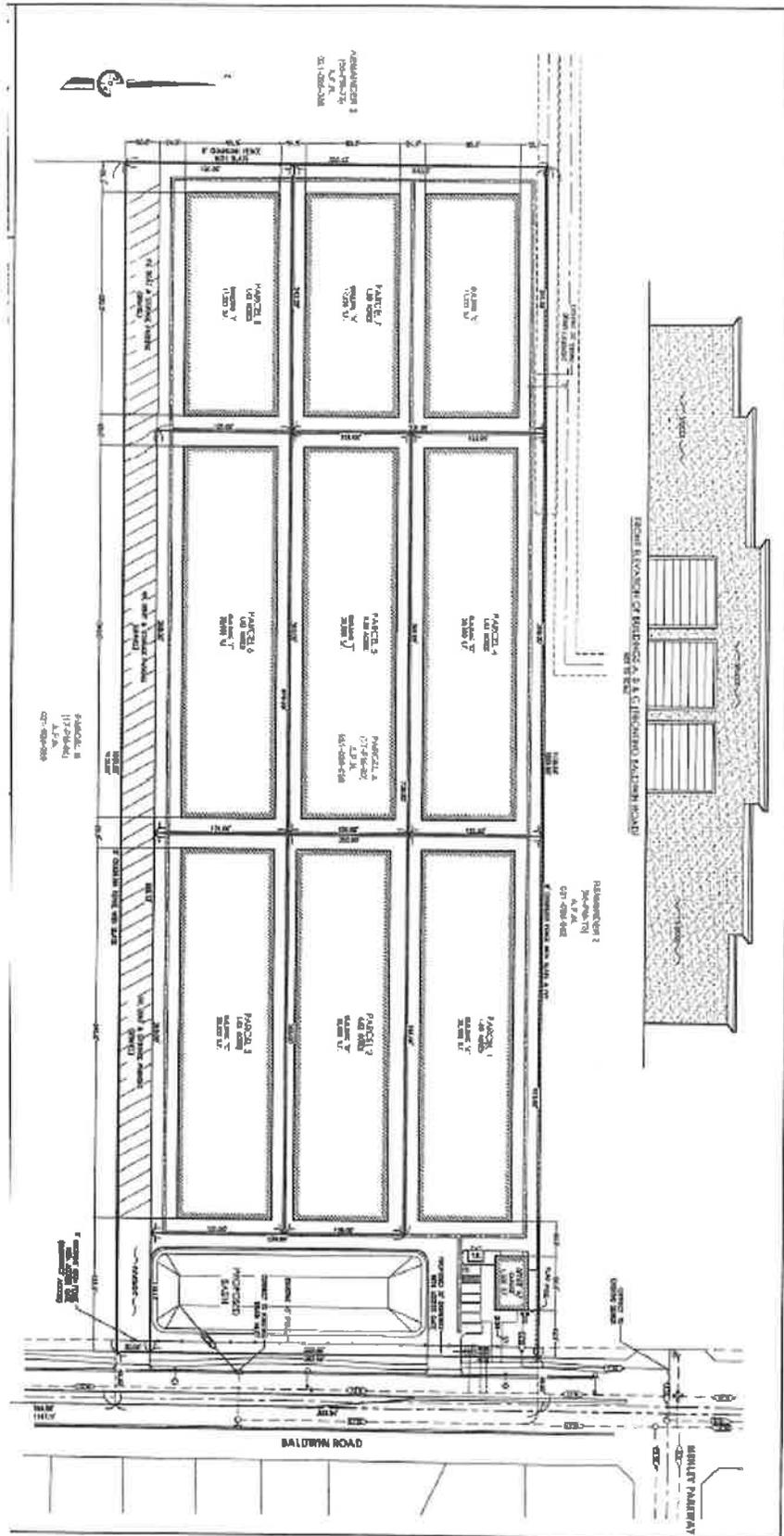
Environmental Setting

The site area accommodates a single family residence and related outbuildings and has been used for agricultural uses. The project site is located in the West Patterson Business Park Master Development Plan area in the Industrial Business Park Zone, Light Industrial General Plan designation. The site is surrounded by agricultural uses to the south, west, and north (approved for light industrial uses) and residences to the east. See Figure 1. The project would include right of way improvements along the west side of Baldwin Road adjacent to the project. See Figure 2.

Figure 1 – Project Location



Figure 2 – Project Site



III. Initial Study Environmental Checklist

This section discusses potential environmental impacts associated with approval of the proposed project.

The following guidance, adapted from Appendix I of the State CEQA Guidelines, was followed in answering the checklist questions:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the discussion. A “No Impact” answer is adequately supported if the discussion shows 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 when 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 offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. All analyses must be based on a comparison between conditions that would occur if the project were implemented and existing conditions (also known as baseline conditions).
4. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
5. “Potentially Significant unless 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 may be cross-referenced).
6. 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 (State CEQA Guidelines Section 15063[c][D]). Earlier analyses are discussed in the project description above under “Previous Environmental Documents and Site-Specific Information”.

The discussion that follows each section of checklist questions:

- analyzes previously certified environmental analysis and/or mitigation relevant to the issue, including the potential for each effect to be significant and adverse and standard requirements and measures that will preclude adverse impacts;
- describes proposed measures that will preclude adverse impacts;
- analyzes the potential for residual or remaining significant adverse impacts following implementation of the project and all previously identified, standard, and proposed requirements and measures; and
- summarizes the applicable mitigation measures established by the various support documents and project-specific measures that will reduce the impacts to a less-than-significant level.

Identification of the potential for residual significant adverse environmental impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

I. LAND USE AND PLANNING

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Conflict with general plan designation or zoning?			■	
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?			■	
c. Be incompatible with existing land use in the vicinity?				■
d. Affect agricultural resources or operations (e.g., impacts on soils or farmlands, or impacts from incompatible land uses)?			■	
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				■

Setting

The project consists of a 226,665 square foot self storage facility. Personal storage facilities are permitted in the Industrial Business Park zone, where the project is located and are consistent with the Light Industrial General Plan designation. The applicant is requesting exceptions to three development criteria for the project through a Planned Development overlay zone: 1) Maximum building coverage of 50 percent. The applicant proposes 54.3 percent building coverage. 2) Maximum impervious surface coverage of 80 percent. The applicant is proposing 85.9 percent coverage. 3) Minimum lot size of 1.5 acres. The applicant has submitted a parcel map to divide the parcel into eight parcels ranging in size from 0.92 to 1.93 acres in size. The stated reason for the division is for financing the project as phases are built.

Discussion

Industrial use of the site is consistent with the general plan designation. The Patterson Municipal Code allows self storage facilities as a permitted use in the Industrial Business Park zone. The project is located within the West Patterson Business Park Master Development Plan and is consistent with that plan. The exemptions listed above are inconsistent with the zoning code requirements, however, approval of the Planned Development would allow those exceptions based on findings that the project is consistent with the General Plan and would foster and maintain the health, safety, and general welfare of the community.

The proposed project is located on a site previously used for agricultural purposes. This item was addressed through the West Patterson Business Park EIR.

Conclusion

The proposed project is not anticipated to significantly impact agricultural land or land use compatibility.

II. POPULATION AND HOUSING

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Cumulatively exceed official regional or local population projections?				■
b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				■
c. Displace existing housing, especially affordable housing?			■	

Setting/Discussion

The project consists of a self-storage facility on a lot currently accommodating a single family residence. Development of the site for light industrial uses is consistent with the General Plan and West Patterson Business Park Master Plan and impacts have been addressed in the EIR's associated with those projects.

Conclusion

The project will not have a significant impact on housing or population.

III. GEOLOGIC HAZARDS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
a. Fault rupture?				■
b. Seismic ground shaking?				■
c. Seismic ground failure, including liquefaction?				■
d. Seiche, tsunami, or volcanic hazard?				■
e. Landslides or mudflows?				■
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?			■	
g. Subsidence of the land?				■
h. Expansive soils?			■	
i. Unique geologic or physical features?				■

Setting

The area is within a zone of low seismic activity. All impacts have been addressed in the General Plan EIR and West Patterson Business Park EIR. No significant soils effects or geological problems are expected which cannot be addressed through the use of current engineering standards adopted by the City and State.

Discussion

f.,h. Grading and excavation required to for construction of the project create the possibility of unstable soil conditions. However, no significant soils effects or geological problems are expected which can not be addressed through the use of current engineering standards adopted by the City and State.

Conclusion

The project will not result in impacts relating to geologic hazards considered to be significant.

IV. DRAINAGE AND WATER SUPPLY

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?			■	
b. Exposure of people or property to water-related hazards such as flooding?				■
c. Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?			■	
d. Changes in the amount of surface water in any water body?			■	
e. Changes in currents, or the course or direction of water movements?				■
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?			■	
g. Alteration to the direction or rate of flow of groundwater?				■
h. Impacts on groundwater quality?				■
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?			■	

Setting/ Discussion

The project site is flat with minimal vegetation. The project would be served by a private storm drain basin located along Baldwin Road. Because the impervious surface coverage is greater than that anticipated under the West Patterson Business Park Master Development Plan, this basin will be required to be larger than typical to accommodate additional flows. The incremental difference is not considered to be a significant impact.

City infrastructure includes a non-potable water system. A condition of approval for the project will include set up necessary infrastructure to utilize the non-potable system for landscaping purposes when that service becomes available proximate to the site.

- a., c., d. Development of the site will result in additional impervious surfaces associated with buildings and parking, which will increase the volume and velocity of surface runoff. The project site is located outside of the 100- and 200-year floodplain zones. The project will be required to contribute its fair share toward

the completion of storm drainage improvements consistent with the City's Storm Water Master Plan.

- f., i. The City derives all of its water supply from the Delta-Mendota groundwater basin. The basin encompasses 736,000 acres of land extending along the western side of the San Joaquin Valley between the San Joaquin River and the western edge of the Valley alluvium, from the Stanislaus/San Joaquin County line through Stanislaus and Merced Counties into Fresno County to the boundary of the Westlands Water District south of the City of Firebaugh. Recent studies, including the Urban Water Management Plan have determined an adequate water supply is available for water use within the current City limits. Water is delivered to customers directly from City's wells, without treatment. The project is expected to account for a small fraction of the future water demand contemplated in the Urban Water Management Plan, but will contribute to the overall cumulative demand. The project will be required to contribute its fair share toward water improvements.

Conclusion

The project is not expected to result in significant impacts relating to drainage and water quality or quantity.

V. AIR QUALITY

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Violate any air quality standard or contribute to an existing or projected air quality violation?			■	
b. Expose sensitive receptors to pollutants?				■
c. Alter air movement, moisture, or temperature, or cause any change in climate?				■
d. Create objectionable odors?				■

Setting

Currently, the San Joaquin Valley Air Basin is classified as a “Severe non-attainment” area for both the federal and State standards for ozone and a “serious” non-attainment area for the federal standard for respirable particulate matter (PM₁₀, or particles 10 microns or smaller in diameter). Emissions of these air pollutants, and their precursors, will increase as a result of motor vehicle trips generated by the project, and from grading and construction operations. Together, these activities may hinder efforts to achieve and maintain air quality standards established by federal and State laws.

Discussion

- a. Development of the project site will result in short-term air pollutant emissions and dust generation from construction activities. Such activities will generate short-term fugitive dust and vehicle exhaust emissions as a result of excavation, grading, and construction-related vehicle trips.

Construction Emissions

A project’s construction phase produces many types of emissions, but PM-10 is the pollutant of greatest concern. PM-10 emissions can result from a variety of construction activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle exhaust. Construction-related emissions can cause substantial increases in localized concentrations of PM-10, as well as affecting PM-10 compliance with ambient air quality standards on a regional basis. Particulate emissions from construction activities can lead to adverse health effects as well as nuisance concerns such as reduced visibility and soiling of exposed surfaces.

The SJVUAPCD’s approach to CEQA analyses of construction impacts is to require implementation of effective and comprehensive control measures rather than to require

detailed quantification of emissions. PM-10 emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM-10 emissions from construction. The SJVUAPCD has determined that compliance with Regulation VIII for all sites and implementation of all other control measures as appropriate, depending on the size and location of the project site will constitute sufficient mitigation to reduce PM-10 impacts to a level considered less-than-significant.

San Joaquin Valley Unified Air Pollution Control District air quality mitigation measures are already included as mitigations for all projects as standard procedure to address these issues. Additionally, appropriate policies are dealt with in the 2010 General Plan EIR:

The City shall require all of the following as a condition of project approval of future development projects:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.
- When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)
- Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, track-out (earth material deposited on City streets by construction equipment) shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.
- Any site with 150 or more vehicle trips per day shall prevent carryout and track-out.
- Limit traffic speeds on unpaved roads to 15 mph;

- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
 - Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;
 - Install wind breaks at windward side(s) of construction areas;
 - Suspend excavation and grading activity when winds exceed 20 mph; and
Limit area subject to excavation, grading, and other construction activity at any one time. Regardless of wind speed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation.
- a. Impacts associated with the project are related to construction activities and traffic associated with operation of the project. Such impacts have been addressed through the listed measures. As a result, no significant impact is anticipated.

Conclusion

The project will not result in significant impacts to air quality.

VI. TRANSPORTATION/CIRCULATION

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Increased vehicle trips or traffic congestion?			■	
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				■
c. Inadequate emergency access or access to nearby uses?				■
d. Insufficient parking capacity onsite or offsite?			■	
e. Hazards or barriers for pedestrians or bicyclists?				■
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				■
g. Rail, waterborne, or air traffic impacts?				■

Discussion

The project is located north of Sperry Avenue, on the west side of Baldwin Road. Access to the site would be provided at a driveway on Baldwin Road. The site plan shows parking located near the office building near Baldwin Road.

- a. Construction of the project would incrementally add vehicle trips that are necessary to transport construction equipment, materials and personnel to the project site while the project is built. During operation, a facility of this size and type is expected to generate a minimal number of vehicle trips. These trips are expected to be staggered throughout the day and would not lower area streets to a level of service requiring intersection improvements.

- d. A project of this size would typically require 30 parking spaces under Municipal Code requirements. However, due to the nature of the business, the six parking spaces proposed should be adequate to serve the project.

Conclusion

The project will not result in significant impacts to transportation or circulation systems.

VII. BIOLOGICAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in impacts on:</i>				
a. Endangered, threatened or rare species or their habitats (including, but not limited to, plants, fish, insects, animals, and birds)?			■	
b. Locally designated species (e.g., heritage trees)?				■
c. Locally designated natural communities (e.g., oak forest)?				■
d. Wetland habitat (e.g., marsh, riparian, and vernal pool)?				■
e. Wildlife dispersal or migration corridors?				■

Setting/Discussion

Endangered, threatened, or rare species in the Patterson area include the San Joaquin Kit Fox (*Vulpes macrotis mutica*), Swainson's Hawk (*Buteo swainsoni*), Southwestern Pond Turtle (*Clemmys marmorata*), Burrowing Owl (*Athene cunicularia*), Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*), and Red-legged Frog (*Rana aurora draytonii*). The San Joaquin Kit Fox's preferred habitat is grassland and rolling hills. Swainson's Hawk and Burrowing Owl both prefer grasslands.

Suitable foraging and denning habitat for the San Joaquin kit fox is located west of I-5. Potential denning and foraging habitat east of I-5 is low value for the San Joaquin kit fox and is expected to be used infrequently. The West Patterson Business Park EIR calls for payment of \$2000 per developed acre to either the City, the Center for Natural Lands Management, the California Wildlife Foundation, or CDFG to establish a free movement corridor in Western Stanislaus County. Additionally, all excavated holes or trenches, more than two feet deep, shall be covered after each working day, or equipped with escape ramps. All construction pipes stored at the site overnight shall be inspected for kit foxes. All food-related trash items shall be removed at least once a week from construction sites.

Swainson's hawk nests in areas such as riparian woodlands, roadside trees, trees along filed borders, and the edges of remnant oak woodlands. None of these types of habitat exist within the project area. Foraging habitat includes agricultural fields. The West Patterson Business Park EIR calls for an in-lieu fee of \$600 per developed acre to be held by

an agency approved by CDFG for the ultimate purpose of buying permanent conservation easements.

Burrowing owl habitat may be found in annual grasslands and in the margins of irrigated crops. The West Patterson Business Park EIR found that mitigation proposed for Swainson's Hawk and kit foxes would also benefit burrowing owls and compensate for any potential impact to owls.

Conclusion

Using the previously approved mitigation measures, all impacts will be reduced to a less than significant impact.

VIII. ENERGY AND MINERAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Conflict with adopted energy conservation plans?				■
b. Use nonrenewable resources in a wasteful and inefficient manner?				■
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?				■

Discussion

The project will result in an incremental increase to the use of energy and non-renewable resources, but not above levels anticipated in the General Plan. These impacts are considered adverse, but not significant.

Conclusion

The project would not result in a significant increase in the use of energy or mineral resources.

IX. HAZARDS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal involve:</i>				
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?			■	
b. Possible interference with an emergency response plan or emergency evacuation plan?				■
c. The creation of any health hazard or potential health hazard?				■
d. Exposure of people to existing sources of potential health hazards?				■
e. Increased fire hazard in areas with flammable brush, grass, or trees?				■

Discussion

There is the potential that hazardous materials could be stored at the project. A condition of approval will be included requiring the owner to notify all customers, in writing, that no hazardous materials, including oil, pesticides, and chemicals, are not permitted for storage on the site.

Conclusion

The project will have a less than significant impact on health and safety.

X. NOISE

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Increases in existing noise levels?			■	
b. Exposure of people to severe noise levels?			■	

Setting

The Noise Element of the General Plan provides goals, policies, and implementation measures intended to reduce the adverse effects of noise. The Noise Element sets standards for the maximum allowable noise exposure from transportation sources as summarized on Table HS-1, below.

Table HS-1: Noise Level Performance Standards For New Projects Affected By Or Including Non-Transportation Sources		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Leq, Db	50	45
Maximum level, Db	70	65

Each of the noise levels specified above shall be lowered by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

Noise is typically expressed in decibels (dB). The decibel scale is logarithmic because of the physical characteristics associated with noise transmission and reception. For example, a 3.0 decibel (dB) increase in noise levels normally results in a doubling of *noise energy*; however, because of the structure of the human auditory system, a 10-decibel increase is required to perceive a doubling of *noise*. A 1- to 2-decibel change in ambient noise levels is generally not perceptible to the human ear. The A-weighted decibel (dBA) incorporates the human ear's sensitivity to sounds of different frequencies. On this scale, the sound level of normal talking is about 60 to 65 dBA.

Noise levels diminish (or attenuate) as distance from the source increases based on an inverse square rule, but the rate constant varies with the type of sound source. Sound from point sources, such as industrial facilities, attenuates at a rate of 6 dBA per doubling of distance. Heavily-traveled roads with few gaps in traffic behave as continuous line sources with an attenuation rate of 3 dBA per doubling of distance. Otherwise, roads typically have an attenuation rate of 4.5 dBA.

Discussion

a., b. Noise levels on the project site will increase as a result of construction and operation.

The project is expected to generate noise from construction activities and operational activities. The City of Patterson Municipal Code prohibits the operation of equipment and outside construction work from 10 PM to 7 AM without approval of the City Manager to limit disruptions due to construction noise.

Disruptive noise from operation of the storage facility is expected to be minimal.

Conclusion

Noise levels resulting from construction and operation of the project are considered to be within the allowable tolerances and are not expected to have a significant impact.

XI. PUBLIC SERVICES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>				
a. Fire protection?			■	
b. Police protection?			■	
c. Schools?				■
d. Maintenance of public facilities, including roads?			■	
e. Other governmental services?			■	

Setting/Discussion

The project will result in an incremental increase in the need for public services and the maintenance of public facilities. The project will be required to pay development impact fees for the provision of these services.

Conclusion

The project will not result in a significant impact on the need for and maintenance of public services.

XII. UTILITIES AND SERVICE SYSTEMS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:</i>				
a. Power or natural gas?			■	
b. Communications systems?			■	
c. Local or regional water treatment or distribution facilities?				■
d. Sewer or septic tanks?			■	
e. Stormwater drainage?			■	
f. Solid waste disposal?			■	
g. Local or regional water supplies?			■	

Setting/Discussion

The project would incrementally increase the demand for water, wastewater collection and treatment, storm drainage, and solid waste systems. The project is not anticipated to generate impacts beyond those considered in the 2010 General Plan.

Conclusion

The project will not result in a significant impact to utility or service systems

XIII. AESTHETICS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Affect a scenic vista or scenic highway?				■
b. Have a demonstrable negative aesthetic effect?			■	
c. Create light or glare?			■	

Setting/Discussion

The project site is located along the Baldwin Road, across from residential buildings. Building elevations show single story building with an average height of about 14 feet. Exterior materials consist of cement plaster with steel roll up doors. The side facing Baldwin Road will include a stepped parapet. An eight foot wrought iron fence would border the property on the west side, with slatted chainlink fence proposed for the north south, and west sides of the project. These sides are expected to be hidden from view by future development. Climbing ivy will be planted along the north side of the project to improve future views of this side of the project. Building design details will be assessed by decision makers during the design review process for consistency with the City's Community Design Guidelines.

Lighting will be required to be directed downward to prevent glare.

Conclusion

The project will not have a significant adverse effect on the aesthetic quality of the City.

XIV. CULTURAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Disturb paleontological resources?				■
b. Disturb archaeological resources?				■
c. Affect historical resources?				■
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?				■
e. Restrict existing religious or sacred uses within the potential impact area?				■

Setting

A review of relevant archaeological literature found no evidence of prehistoric, historic or archeological sites within the project vicinity according to the archival record. The construction project is subject to mitigation measures from the 2010 General Plan EIR. If cultural resources are unearthed during excavation or construction, the project will be halted and appropriate agencies contacted for further site assessment.

Conclusion

Development of the project site will not have a significant impact on archaeological, historic or paleontological resources.

XV. RECREATION

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Increase the demand for neighborhood or regional parks or other recreational facilities?				■
b. Affect existing recreational opportunities?				■

Setting/Discussion

The project consists of a self-storage facility and will not result in a significant impact to recreational resources.

Conclusion

Project related impacts to recreation facilities and opportunities are considered less than significant.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				■
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				■
c. 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.)				■
d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				■

Discussion of Checklist Answers

The project is not expected to result in significant adverse impacts on the environment.

XVII. Determination

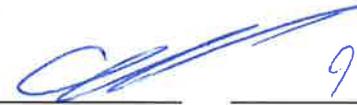
In accordance with Sections 15152 and 15168 of the State CEQA Guidelines, this initial study has been prepared to evaluate the potential impacts of the proposed project.

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 the mitigation measures described in the initial study. A NEGATIVE DECLARATION will be prepared.
- I find that the 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



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Date

