

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 # 2019039130

Project Title: PA-1800327 (TA)

Lead Agency: San Joaquin County Community Development Department Contact Person: Megan Aguirre
Mailing Address: 1810 E. Hazelton Avenue Phone: (209) 468-3144
City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Stockton
Cross Streets: Mathews Road and Manthey Road Zip Code: 95231
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 1.33
Assessor's Parcel No.: 193-050-15 Section: ... Twp.: ... Range: ... Base: ...
Within 2 Miles: State Hwy #: I-5 Waterways: French Camp Slough
Airports: Stockton Metropolitan Railways: UPRR Schools: French Camp Elem.

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:
Governor's Office of Planning & Research 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 [] Site Plan [] Land Division (Subdivision, etc.) [X] Other: Text Amendment

Development Type:

[X] Residential: Units 49 Acres 4

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [X] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] 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 [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/Public Facilities (P-F)/Public (P/F)

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

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

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7-16-2019

SCH COMPLIANCE 8-14-2019

Project Sent to the following State Agencies

- Resources: [X] Boating & Waterways [X] Central Valley Flood Prot. [] Coastal Comm [] Colorado Rvr Bd [X] Conservation [X X] CDFW # 2,3 [] Cal Fire [] Historic Preservation [X] Parks & Rec [] Bay Cons & Dev Comm. [] DWR
Cal EPA: [] ARB: Airport & Freight [] ARB: Transportation Projects [] ARB: Major Industrial/Energy Resources, Recycl.& Recovery [] SWRCB: Div. of Drinking Water [] SWRCB: Div. Drinking Wtr [] SWRCB: Div. Financial Assist. [] SWRCB: Wtr Quality [] SWRCB: Wtr Rights [X] Reg. WQCB [] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: [] Corrections
Independent Comm: [] Delta Protection Comm [] Delta Stewardship Council [] Energy Commission [X] NAHC [X] Public Utilities Comm [] Santa Monica Bay Restoration [X] State Lands Comm [] Tahoe Rgl Plan Agency
Conservancy: []
Other: []

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019039130

Please forward late comments directly to the Lead Agency

AQMD/APCD 28

(Resources: 7/20)

Attachment "A"

DRAFT LANGUAGE FOR TEXT AMENDMENT NO. PA-1800327

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

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

Section 9-115.150

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

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

Table 9-305.2 Uses in Residential Zones

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

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

Table 9-405.2 Uses in Commercial Zones

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

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

Table 9-505.2 Uses in Industrial Zones

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

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

Table 9-605.2 Uses in Agricultural Zones

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

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

Table 9-705.2 Uses in Other Zones

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

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

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

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

**CHAPTER 9-1015
PARKING AND LOADING**

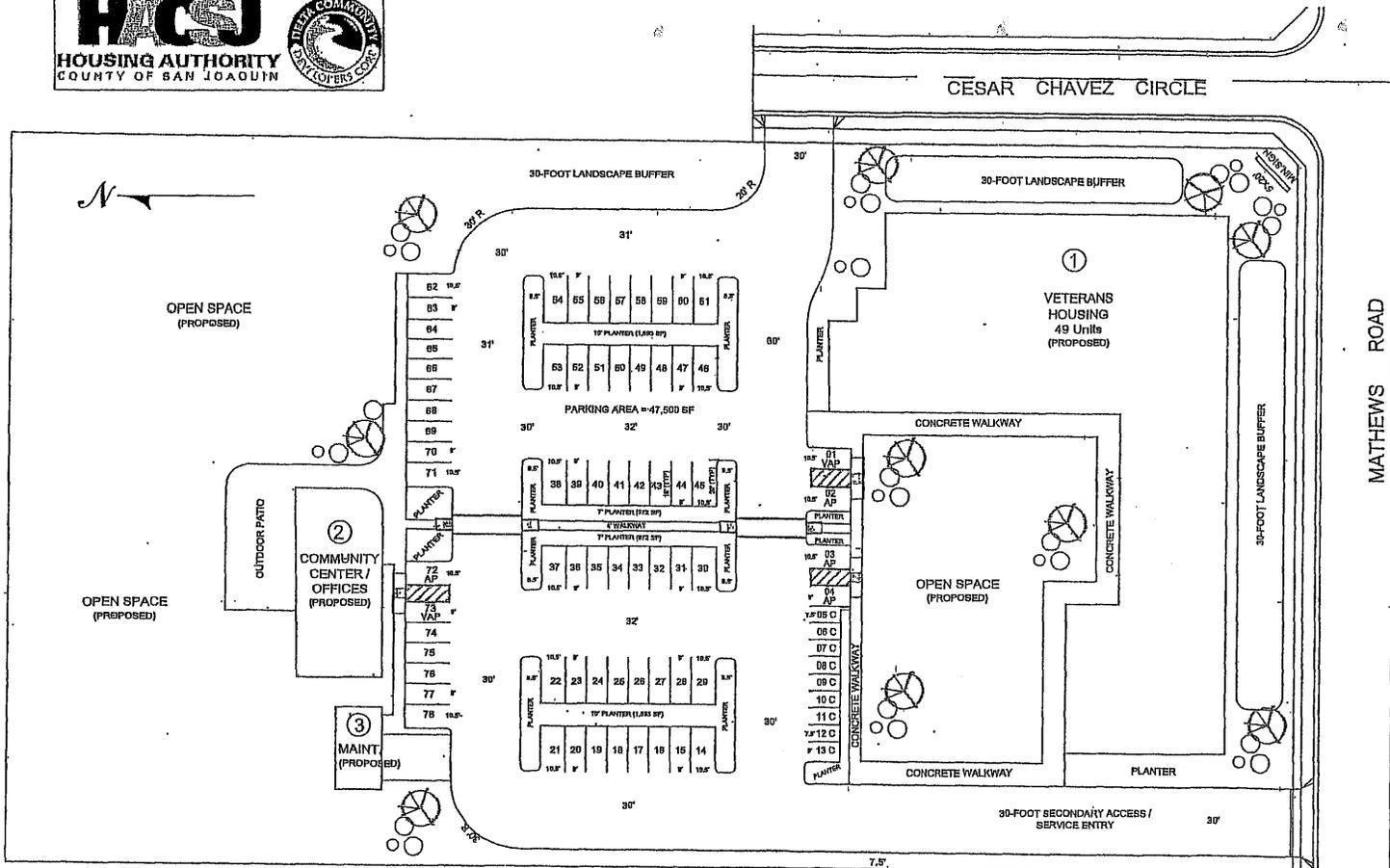
Table 9-1015.3(a)

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

SITE PLAN

Application # PA-1800327

Received By JMG On 2/22/19



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

VICTORY GARDENS
 CONCEPTUAL
 60 UNIT VETERANS
 HOUSING PROJECT

SCALE: NTS
 PROJECT LOCATION:
 MATHEWS ROAD
 FRENCH CAMP, CA

DATE: 1/10/2019
1 / 1
 DRAWN BY:
 GERALD JONES

PARKING AREA REQUIREMENTS				
DESCRIPTION	PARKING LOT AREA	REQ. 5% LANDSCAPING	LANDSCAPING AREA	PERCENTAGE PROVIDED
LANDSCAPING	47,708 SF (+)	2,386 SF (+)	5,130 SF (+)	10.6%

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

PROPOSED STRUCTURES - PARKING									
STRUCTURE NUMBER	PROPOSED USE	# UNITS (q.v.)	GAF (sq.ft.)	HIGHEST FLOOR	OVERALL HEIGHT	EMPLOYEES (EST.)	MINIMUM PARKING	PROPOSED PARKING	ACCESSIBLE PARKING
1	LARGE MULTI-FAMILY (NUMBERED 1-49)	49	N/A	3	45	N/A	60	61	4
2	OFFICES / COMMUNITY CENTER	N/A	4,000	1	35	10	16	16	2
3	MAINTENANCE	N/A	800	1	25	1	1	1	0
TOTAL							76	78	6

Reviewing Agencies Checklist

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

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" 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 type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5s</u> |
| <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 # <u>2, 3</u> | <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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 07/15/2009 Ending Date 08/04/2009

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Housing Authority of the County of San Joaquin</u>
Address: _____	Address: <u>448 S. Center Street</u>
City/State/Zip: _____	City/State/Zip: <u>Stockton/California/95203</u>
Contact: _____	Phone: <u>(209) 460-5042</u>
Phone: _____	

Signature of Lead Agency Representative: *Megh Guine* Date: 07/12/2009

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