

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Main Street Townhomes Project

Prepared for:

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PROJECT INFORMATION

This document is the Initial Study for the potential environmental effects of the Main Street Townhomes Project (Project) proposed in the City of San Joaquin (City). To accommodate this Project, the City would need to approve a General Plan Amendment, Zone Change, and a Text Amendment to the City of San Joaquin Zoning Ordinance. The City of San Joaquin would act as the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Copies of all materials referenced in this report are available for review in the project file during regular business hours at the San Joaquin City Hall at 21900 Colorado Avenue, San Joaquin, CA 93662.

Project title

Main Street Townhomes Project

Lead agency name and address

City of San Joaquin
21900 Colorado Avenue
San Joaquin, CA 93660
(559) 693-4311

Contact person and phone number

Elizabeth Cabrera, City Manager
City of San Joaquin
(559) 693-4311
Email: elizabethc@cityofsanjoaquin.org

Project location

The City of San Joaquin lies in the Central San Joaquin Valley region, in the central portion of Fresno County (see Figure 1). The City is approximately 8.5 miles south of State Route (SR) 180 and 5.5 miles northwest of SR 145. The proposed Project site is located in northeastern San Joaquin, inside the City limits, east of the corner of Main Street and Arizona Avenue (see Figure 2). The proposed development is located on an approximately 5.06-acre site on Assessor's Parcel Number 033-040-50 (see Figure 3).

Project sponsor's name/address

Terra Firma Development, LLC
2037 W. Bullard Avenue Unit 342
Fresno, CA 93711

General plan designation

Existing: LDR (Low Density Residential)

Proposed: MDR (Medium Density Residential)

Zoning

Existing: R-1

Proposed: R-2

Project Description

The Project Applicant intends to develop a 44-unit single family development, ranging in size from 3,500 square feet to 5,700 square feet of duplex homes on a 5.06-acre site (see Figure 3 for Site Plan).

Project Components

- Development of a 44-unit single family duplexes.
- Construction of internal roads, landscaping, and a six-foot block wall along Main Street per City Standards.
- Construction of curb, gutter and sidewalks, per City Standards.
- Connection to City utilities, including stormwater, sewer and water.
- Approval of Zone change from R-1 to R-2.
- Approval of a General Plan Amendment from Low Density Residential to Medium Density Residential.
- Approval of a Text Amendment to the City of San Joaquin Zoning Ordinance. Part 6, R-2 Multi-Family Residential Zoning; Section 154.006.03 Development Standards currently require a minimum side yard of 10 feet to the adjoining Lot when a "0" lot line development is proposed. As part of the Project, the text would be amended to state when a zero "0" lot line development with a duplex building, defined under Section 154.003.01 Definitions of the City of San Joaquin Zoning Ordinance, the interior zero lot line shall divide a 1" air space equally between two fire

rated walls dividing the duplex into two single family residential units, the opposite side yard shall provide for a minimum setback of 5 feet, resulting in a minimum 10 feet between buildings on the adjoining lot as intended by the current development standards.

Site Circulation

Access to and from the Project site would be from three points along Main Street, at Sanders and Christopher Streets that would be connected by 11th Street, and from Arizona Avenue.

Surrounding Land Uses/Existing Conditions

The Project site is currently vacant and undeveloped. The Project site is sparsely vegetated, with nonnative annual grasses and forbs present on the western margin and trees present in the northeast, east and southeast portions of the site.

Lands surrounding the proposed Project are described as follows:

- North: Agricultural fields, single-family residences, Main Street.
- South: Single-family residences, Arizona Avenue, walnut orchards.
- East: Walnut orchards.
- West: Single-family residences.

Other Public Agencies Involved

- Approval of a Zone Change by the City of San Joaquin
- Approval of a General Plan Amendment by the City of San Joaquin
- Approval of a Zoning Ordinance Text Amendment by the City of San Joaquin
- Approval of Building Permits by the City of San Joaquin
- Adoption of a Mitigated Negative Declaration by the City of San Joaquin
- San Joaquin Valley Air Pollution Control District
- Central Valley Regional Water Quality Control Board
- Compliance with other federal, state and local requirements

Tribal Consultation

The City of San Joaquin has not received any Project-specific requests from any Tribes in the geographic area with which it is traditionally and culturally affiliated with or otherwise to be notified about projects in the City of San Joaquin.

Figure 1 – Location



Imagery provided by Esri and its licensors © 2020.

★ Project Location

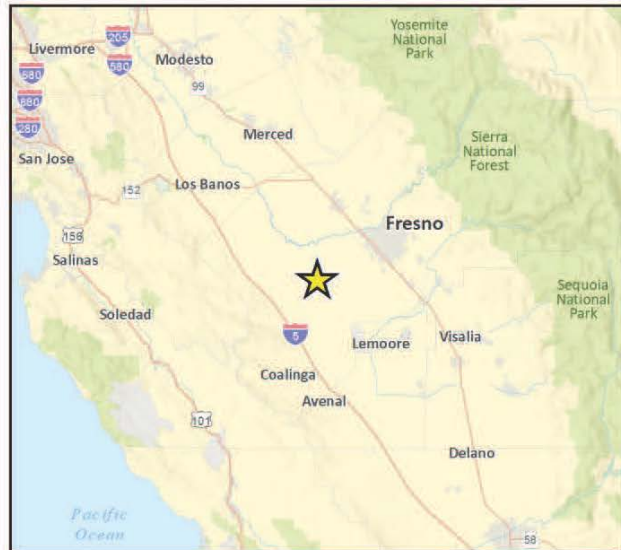


Figure 2 – Site Aerial



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 Resources and Forest 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

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.

Elizabeth Cabrera
City Manager
City of San Joaquin

10/10/24

Date
10/10/2024

ENVIRONMENTAL CHECKLIST

I. AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<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 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 publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?	<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"/>

ENVIRONMENTAL SETTING

The Project site currently supports a vacant agricultural field. The Project site is otherwise sparsely vegetated, mainly with nonnative annual grasses and forbs and some trees. Surrounding the proposed Project are Main Street, agricultural fields, and single-family residences to the north; Arizona Avenue, walnut orchards and single-family residences to the south; walnut orchards to the east; and single-family residences to the west.

RESPONSES

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. The Project Applicant intends to develop a 44-unit single-family residential duplex development on an approximately 5.06-acre site in northeastern San Joaquin.

A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. The site consists of a vacant agricultural field. The City of San Joaquin and Fresno County do not identify any scenic vistas or other scenic resources within the Project area's vicinity. There are no officially designated or eligible State Scenic Highways near the Project area. The Project has a *less than significant impact* on scenic vistas or designated scenic resources or highways.

Mitigation Measures: None are required.

- 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 publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?

Less than Significant Impact. The proposed Project would alter the existing visual character of public views of the site from vacant land to fully developed single-family residences. The Project requires approval of a General Plan Amendment, Zone Change, and Text Amendment to the City of San Joaquin Zoning Ordinance Section 154.006.03, which pertains to side yards and lot line development spacing for duplexes. The Project design would then be subject to the City's remaining Zoning Ordinances, which contain standards that apply to site layout, building design, landscaping, interior street design, lighting, parking and signage. Per the City's Design Guidelines, detailed architectural plans, color palettes and building materials as well as landscaping plans would be submitted by the Project developer to the City of San Joaquin. The plans shall be required prior to issuance of any building permits. The review shall be substantially based on the building plans and elevations illustrated within this document.

The improvements such as those proposed by the Project are typical of City urban areas and are generally expected from residents of the City. These improvements would not substantially degrade the visual character of the area and would not diminish the visual quality of the area, as they would be consistent with the existing urban visual setting. The proposed Project itself is not visually imposing against the scale of the existing adjacent residential buildings and nature of the surrounding area.

Therefore, the Project would have *less than significant impacts* on the visual character of the area.

Mitigation Measures: None are required.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Nighttime lighting is necessary to provide and maintain safe, secure, and attractive environments; however, these lights have the potential to produce spillover light and glare and waste energy, and if designed incorrectly, could be considered unattractive. Light that falls beyond the intended area is referred to as “light trespass”. Types of light trespass include spillover light and glare. Minimizing all these forms of obtrusive light is an important environmental consideration. A less obtrusive and well-designed energy efficient fixture would face downward, emit the correct intensity of light for the use, and incorporate energy timers.

Spillover light is light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited. Spillover light can adversely affect light-sensitive uses, such as residential neighborhoods at nighttime. Because light dissipates as it travels from the source, the intensity of a light fixture is often increased at the source to compensate for the dissipated light. This can further increase the amount of light that illuminates adjacent uses. Spillover light can be minimized by using only the level of light necessary, and by using cutoff type fixtures or shielded light fixtures, or a combination of fixture types.

Glare results when a light source directly in the field of vision is brighter than the eye can comfortably accept. Squinting or turning away from a light source is an indication of glare. The presence of a bright light in an otherwise dark setting may be distracting or annoying, referred to as discomfort glare, or it may diminish the ability to see other objects in the darkened environment, referred to as disability glare. Glare can be reduced by design features that block direct line of sight to the light source and that direct light downward, with little or no light emitted at high (near horizontal) angles, since this light would travel long distances. Cutoff-type light fixtures minimize glare because they emit relatively low-intensity light at these angles.

Current sources of light in the Project area are from adjacent residential uses located to the northwest, west and south., which include streetlights and vehicle lights from vehicles traveling along Main Street and Arizona Avenue. The Project would necessitate street lighting and such lighting that would be subject to City standards, which would ensure that unnecessary light and glare would be minimized. Accordingly, potential impacts would be considered *less than significant*.

Mitigation Measures: None are required.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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"/>
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"/>
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"/>

ENVIRONMENTAL SETTING

The proposed Project site is located in northeastern San Joaquin, inside the City's limits, in Fresno County within the San Joaquin Valley, California. The proposed site is designated as *Prime Farmland* by the State Farmland Mapping and Monitoring Program (FMMP).¹ No land under Williamson Act contract occurs in the proposed Project area.

RESPONSES

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 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?

No Impact. The site is located within the City's limits and is currently designated and zoned for residential uses. Upon approval, the site would be designated for medium-density residential uses, instead of low-density. Any potential impacts resulting from the conversion of agricultural land were previously analyzed in the City of San Joaquin General Plan EIR (SCH#2013091069) at the time the site was designated for residential uses. The Project site is on the valley floor and as such, does not contain forest or timberland and there are no other changes in the existing environment that could result in farmland conversion. As such, there are *no new impacts* resulting from the conversion of agricultural land.

Mitigation Measures: None are required.

¹ California Important Farmland Finder, Department of Conservation. <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed August 2024.

III. AIR QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The proposed Project site is located in the northeastern portion of the City, east of the corner of Main Street and Arizona Avenue. The Project includes construction of a 44-unit duplex development on a 5.06-acre site. The development would include internal access roads, lighting and other associated improvements.

The proposed Project is in a region classified as a nonattainment area. The main purpose of the air quality plan is to bring the area into compliance with the requirements of the federal and State air quality standards. To bring the San Joaquin Valley into attainment, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted the 2022 Plan for the 2015 8-Hour Ozone Standard in December 2022 to satisfy Clean Air Act requirements and ensure attainment of the 75 parts per billion (ppb) 8-hour ozone standard.

To ensure the San Joaquin Valley’s Air Basin’s (Basin) continued attainment of the USEPA PM10 standard, the SJVAPCD adopted the 2007 PM10 Maintenance Plan in September 2007. The SJVAPCD adopted the 2018 Plan for the 1997, 2006, and 2012 PM2.5 Standards in November 2018 to address the USEPA 1997 annual PM2.5 standard of 15 µg/m³ and 24-hour PM2.5 standard of 65 µg/m³, the 2006 24-hour PM2.5 standard of 35 µg/m³, and the 2012 annual PM2.5 standard of 12 µg/m³.

Construction Emissions

Construction emissions were estimated using the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.28 and default values were utilized where information was not known. As shown in Table 1, the emissions in each construction year are below the significance thresholds (modeling assumptions are provided in Appendix A). Consequently, the emissions on a Project basis are *less than significant*.

Table 1: Construction Air Pollutant Emissions

Year	Emissions (tons per year)				
	ROG	NOx	CO	PM10	PM2.5
2024	0.05	0.46	0.44	0.10	0.06
2025	0.41	1.24	1.60	0.06	0.05
Significance threshold (tons/year)	10	10	100	15	15
Exceed threshold—significant impact?	No	No	No	No	No
<p>Notes:</p> <p>PM10 and PM2.5 emissions are from the mitigated output to reflect compliance with Regulation VIII – Fugitive PM10 Prohibitions. ROG = reactive organic gases NOx = nitrogen oxides PM10 and PM2.5 = particulate matter</p> <p>Source: Appendix A Modeling Results.</p>					

Operational Emissions

Operational emissions occur during the project's lifespan and come from two major sources: Region sources and motor vehicles or mobile sources. Construction is expected to progress over two years, to be

completed in 2025. When making important determinations, the SJVAPCD considers building and operating emissions separately; in any case, the annual operating emissions together with the annual building emissions would not exceed the relevant SJVAPCD thresholds.

Reductions from land use and transportation measures relating to the location, site design, and proximity of the project to alternative modes of transport are measured by CalEEMod and are based on the methodology provided in the 2010 report of the California Air Pollution Control Officers Association (CAPCOA), *Quantifying Gas Mitigation Measures*. As shown in Table 2, the emissions are below the SJVAPCD significance thresholds, and therefore, would result in a *less than significant* impact.

Table 2: Operational Air Pollutant Emissions

Source	Emissions (tons per year)				
	ROG	NOx	CO	PM10	PM2.5
Area	0.43	0.02	0.64	0.06	0.006
Energy	<0.005	0.08	0.03	0.01	0.01
Mobile	0.27	0.26	1.77	0.36	0.09
Total	0.70	0.36	2.44	0.42	0.16
Significance threshold	10	10	100	15	15
Exceed threshold—significant impact?	No	No	No	No	No
Notes: ROG = reactive organic gases NOx = nitrogen oxides PM10 and PM2.5 = particulate matter Area source emissions include emissions from natural gas, landscape, and painting. Source: Appendix A.					

Localized Pollutant Analysis

Emissions that occur at or near the project have the ability to create a localized effect that is often called an air pollutant hotspot. Localized emissions are deemed important if they would surpass any health-based air quality level when combined with background emissions.

The SJVAPCD prepared the Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) which provides screening criteria to identify projects needing thorough review for localized impacts. Projects with rises in on-site emissions from building or operating activities above the screening standard of 100 pounds per day of any polluting parameters following compliance with Rule 9510 and the implementation of all enforceable mitigation measures would require an environmental quality review.

An estimate of the average daily emissions during construction and service was performed to assess if emissions for any pollutant of concern would exceed 100 pounds per day. The average daily emissions would occur during construction during 2024 and 2025. During the Project buildout, which is expected to be completed in 2025, the estimated daily operating emissions would be present. Operational emissions include pollution from on-site sources such as natural gas production and landscape maintenance, and from off-site vehicles that enter the project. Pollution from motor vehicles would occur away from the site and would not lead to a breach of local air quality regulations, rendering the study highly conservative. The results of the screening analysis are presented in Table 3.

Table 3: Maximum Daily Air Pollutant Emissions

Source	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Construction 2024	36.0	33.5	21.4	11.6
Construction 2025	10.6	13.7	0.53	0.42
Operations	2.51	24.1	3.5	1.96
Screening threshold	100	100	100	100
Exceed screening threshold?	No	No	No	No
Notes:				

Source	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
NOx = nitrogen oxides CO = carbon monoxide PM10 and PM2.5 = particulate matter				

The proposed Project would not surpass SJVAPCD screening requirements to require additional analysis of the ambient air quality; therefore, the project’s localized criteria pollutant impacts are *less than significant*.

Furthermore, the growth projections used for the San Joaquin General Plan assume that growth in population, vehicle use and other source categories would occur at rates that are consistent with the rates used to develop the SJVAPCD’s attainment plans. In other words, the amount of growth predicted for the General Plan is accommodated by the SJVAPCD’s attainment plan and would allow the air basin to attain the 8-hour ozone standard by the 2023 attainment date. Development of 44 single-family duplex residences on the subject property would be required to comply with these rules and regulations providing additional support for the conclusion that it would not interfere or obstruct with the application of the attainment plans.

The proposed Project would comply with the Conservation Element of the San Joaquin General Plan and the Goals, Policies and Objectives of the Regional Transportation Plan adopted by the Fresno Council of Fresno County Governments; therefore, the Project would not conflict with or obstruct an applicable air quality plan.

Because the Project site has been planned for residential (R-1) development since the General Plan EIR was adopted, and because the Project would have less than significant project-level impacts related to criteria air pollutants, the cumulative increase of any criteria pollutant would also be less than significant. As noted above, the Project would not otherwise conflict with the SJVAPCD’s air quality plans. The Project is consistent with the land use assumptions for the Project site in the City’s General Plan and EIR, and the cumulative emissions would not be a significant contribution to a cumulative impact. The impact would be *less than significant*.

Mitigation Measures: None are required.

- 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?

Less Than Significant Impact. The Air Basin is in non-attainment for ozone, PM10, and PM2.5, which means that certain pollutants' exposure levels are often higher than the normal air quality requirements. Air quality standards have been set to protect public health, particularly the health of vulnerable people. Therefore, if the concentration of those contaminants exceeds the norm, some susceptible individuals in the population are likely to experience health effects. The health effects are therefore a factor in the dose-response curve. Concentration of the pollutant in the air, the length of time exposed and the individual's reaction are factors that affect the extent and nature of the health effects. As shown in Table 1 and Table 2, the regional construction and operational emission analysis shows that the Project does not surpass the substantial thresholds of the SJVAPCD and that the Project is compliant with the Air Quality Attainment Plan applicable. Therefore, the Project would not result in significant cumulative health impacts. Impacts are *less than significant*.

Mitigation Measures: None are required.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors include the following uses: residences, schools, day-care centers, extended-care facilities, and hospitals. There are sensitive receptors (residential uses) near the site to the northwest, west and south. Although the proposed Project itself is a sensitive receptor and is being proposed near busy roadways, which have the potential to expose the proposed sensitive receptors to a higher level of pollution concentrations, for the purposes of CEQA, we only consider the impact of the project on the environment and not the impact of the environment on the project.

Impacts to On-site Workers

The Project is not a commercial or manufacturing venture which would have employees on-site. Therefore, a health risk assessment is not needed or recommended for the construction workers.

Construction: NOx, PM10, PM2.5

As stated in Impact III-b), emissions during construction would not reach the thresholds of significance and would not be anticipated to result in concentrations that reach ambient standards or significantly add to a current excess of an ambient air quality level.

Operation: PM10, PM2.5, CO, NO2

As stated in Impact III-a), localized PM10, PM2.5, CO and NO2 concentrations would not surpass the ambient air quality requirements. A 44-home subdivision is an insignificant source of these pollutants.

The Project should therefore not expose susceptible receptors to significant air pollutant concentrations during service. Impacts to sensitive receptors would be *less than significant*.

Mitigation Measure: None are required.

- d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Less Than Significant Impact. The SJVAPCD addresses odor criteria within the GAMAQI and has not established a rule or standard regarding odor emissions, rather, the district has a nuisance rule: “Any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact.” During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The proposed residential uses are not anticipated to emit any objectionable odors. Any odors in general would be confined mainly to the Project site and would readily dissipate. Therefore, the proposed Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. The impacts would be *less than significant*.

Mitigation Measures: None are required.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

or impede the use of native wildlife nursery sites?

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

ENVIRONMENTAL SETTING

The proposed Project site is located in a portion of the central San Joaquin Valley that has, for decades, experienced intensive agricultural and urban disturbances. Current agricultural endeavors in the region include dairy, cattle, groves, and row crops.

Like most of California, the Central San Joaquin Valley experiences a Mediterranean climate. Warm dry summers are followed by cool moist winters. Summer temperatures usually exceed 90 degrees Fahrenheit, and the relative humidity is generally very low. Winter temperatures rarely raise much above 70 degrees Fahrenheit, with daytime highs often below 60 degrees Fahrenheit. Annual precipitation within the proposed Project area is about 10 inches, almost 85% of which falls between the months of October and March. Nearly all precipitation falls in the form of rain and storm-water readily infiltrates the soils of the surrounding the site.

Native plant and animal species once abundant in the region have become locally extirpated or have experienced large reductions in their populations due to conversion of upland, riparian, and aquatic habitats to agricultural and urban uses. Remaining native habitats are particularly valuable to native wildlife species including special status species that still persist in the region.

The site is currently vacant. The Project site’s surrounding lands consist primarily of single-family residences and agricultural uses.

The impact analyses in this section are based on a *Biological Resources Technical Memorandum for the Tentative Tract Map 6307, San Joaquin, California*, prepared for the Project by Rincon Consultants, Inc. on April 13, 2020, which is included in Appendix B.

RESPONSES

- 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?

Less Than Significant Impact. A record search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB, 9-quad search) was performed for the Project. The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants and the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) were also accessed to obtain comprehensive information regarding state and federally listed species, as well as other special status species and sensitive plant communities considered to have potential to occur or known to occur within the San Joaquin, California USGS 7.5-minute topographic quadrangle and/or surrounding eight quadrangles.

The review of the resource agency databases for known special status animal occurrences within the nine USGS quadrangles containing and surrounding the project site identified 25 special status animal species and 16 special status plant species known to occur in the region. The site was evaluated for its potential to provide habitat value for these species. Of the species known to occur in the region, two animal species are known to forage in habitat types with characteristics similar to the Project site: northern harrier (*Circus hudsonius*; state species of special concern) and Swainson's hawk (*Buteo swainsoni*; state threatened species).

The Project site does not currently provide suitable habitat for any of the special status plant species to occur on the site due to high levels of disturbance, long-time development of areas surrounding the site, and the absence of native vegetation communities on the Project site. No rodent burrows were observed on the Project site, indicating a low prey base and poor-quality foraging habitat for predatory bird species. There is no suitable nesting habitat for Swainson's hawk on the project site or in the immediate vicinity, and no known nests within 10 miles. No raptor nests were observed on utility poles or in palm trees near the site. Therefore, there is no potential for special status species to exist in the area. Any impacts to special status species are considered *less than significant*.

Mitigation Measures: None are required.

- 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 U.S. Fish and Wildlife Service?

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. The Project site is comprised almost exclusively of agricultural land. No jurisdictional waters or wetlands are present within or surrounding the Project site. A small area of nonnative annual grasses and forbs dominated by mustard (*Brassica nigra*) and ripgut brome (*Bromus diandrus*) is present on the western margin of the site. Walnut trees had recently been planted to the northeast, east and southeast of the site. The trees are present in the northeast, east, and southeast portions of the site. Land use surrounding the project site is suburban/residential to the south and west and agricultural to the north, east and southeast. A fallow field and single-family residence are located across Main Street to the north and northwest and multifamily residences are located across Arizona Avenue to the southwest. Common landscaping vegetation is present in the residentially developed areas surrounding the site, and includes ornamental trees, shrubs, and grasses.

The proposed Project would not 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 CDFW or USFWS as no riparian habitat or other sensitive natural community is present in the survey area. The proposed Project would not 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 as no impacts to wetlands would occur. As such, there would be *less than significant impacts*.

Mitigation Measures: None are required.

- 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?

Less than Significant Impact with Mitigation. There are no natural waterways or natural vegetation on the Project site, and the site is not used for movement of wildlife species or for a migratory wildlife corridor, nor is the site used for native wildlife nursery sites. The parcel is currently vacant land with minimal vegetation. The site is highly disturbed; however, in the event that migratory and/or native avian species are nesting within or adjacent to the proposed Project area at the time of construction, construction activities could result in nest abandonment and/or direct mortality to individual birds. Project activities that injure or kill native birds or lead to nest abandonment would violate the California

Fish and Game Code. The implementation of BIO-1 would ensure that potential impacts remain *less than significant*.

Mitigation Measures:

BIO-1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests would be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The proposed Project is consistent with the goals and policies of the City of San Joaquin General Plan and would not conflict with the General Plan's policies related to "no-net-loss" of wetlands and preservation of riparian habitats because wetlands and riparian habitats are absent from the Project site. The Project would not result in significant loss of habitat for special status animal species and would therefore be consistent with General Plan policies related to wildlife habitat. Therefore, the proposed Project would have *no impact*.

Mitigation Measures: None are required.

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?

No Impact. The proposed Project site is not within an area set aside for the conservation of habitat or sensitive plant or animal species pursuant to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. As such, there is *no impact*.

Mitigation Measures: None are required.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euro-American occupation of the area. The most frequently encountered prehistoric and early historic Native American archaeological sites are village settlements with residential areas and sometimes cemeteries; temporary camps where food and raw materials were collected; smaller, briefly occupied sites where tools were manufactured or repaired; and special-use areas like caves, rock shelters, and sites of rock art. Historic archaeological sites may include foundations or features such as privies, corrals, and trash dumps.

The impact analyses in this section are based on a *Cultural Resources Assessment for the Tentative Tract Map 6307, San Joaquin, California*, prepared for the Project by Rincon Consultants, Inc. on March 6, 2020, which is included in Appendix C.

RESPONSES

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact With Mitigation. A search of the California Historical Resources Information System (CHRIS) at the Southern San Joaquin Valley Information Center (SSJVIC) located at the California State University, Bakersfield on February 26, 2020 was performed on behalf of the Project. The search was performed to identify previously conducted cultural resources studies and previously recorded cultural resources within the project site and a 0.5-mile radius surrounding it. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the Office of Historic Preservation Historic Properties Directory, the Built Environment Resources Directory, and the Archaeological Determinations of Eligibility list.

The SSJVIC records search identified six previously conducted cultural resources studies that have been performed within a 0.5-mile radius of the Project site: FR-00116, FR-00631, FR-00632, FR-02532, FR-02911, and FR-02937. No cultural resources studies were completed on the Project site, and two were completed adjacent to the Project site. Additionally, the records search identified two previously recorded cultural resources within a 0.5-mile radius of the Project site, which included a section of the Southern Pacific Railroad and a historic irrigation canal.

There are no recorded cultural resources within the Project area that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, for the California State Historic Landmarks.

The discovery of human remains is regulated by California Health and Safety Code Section 7050.5, which states that:

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation...until the coroner...has determined...that the remains are not subject to...provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible.... The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and...has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Although no significant cultural or archaeological resources, paleontological resources or human remains have been identified in the Project area, the possibility exists that such resources or remains may

be discovered during Project site preparation, excavation and/or grading activities. Compliance with California Health and Safety Code Section 7050.5 would reduce potential impacts to human remains and Mitigation Measure CUL – 1 would be implemented to reduce potential impacts to archaeological and historical resources. Impacts are *less than significant impacts with mitigation*.

Mitigation Measures:

CUL – 1: Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of San Joaquin, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The energy requirements for the proposed Project were determined using the construction and operational estimates generated from the CalEEMod output files (refer to Appendix A). The calculation worksheets for fuel consumption rates for off-road construction equipment and on-road vehicles are provided in Appendix A.

RESPONSES

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The proposed Project includes the subdivision of the approximately 5.06-gross acre site into 44 residential duplex lots with internal roads, landscaping, and a six-foot block wall along Main Street. The Project would increase energy usage on a vacant site that is presently demanding minimal energy.

During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Title 24 Building Energy Efficiency Standards provide guidance on construction techniques to maximize energy conservation and it is expected that contractors and owners have a strong financial incentive to use recycled materials and products originating from nearby sources in order to reduce materials costs. As such, it is anticipated that materials used in construction and construction vehicle fuel energy would not involve the wasteful, inefficient, or unnecessary consumption of energy.

Operational Project energy consumption would occur for multiple purposes, including but not limited to, building heating and cooling, refrigeration, lighting and electronics. Operational energy would also be consumed during each vehicle trip associated with the proposed use. CalEEMod was utilized to generate the estimated energy demand of the proposed Project, and the results are provided in Table 4 and in Appendix A.

Table 4: Annual Project Energy Consumption

Land Use	Electricity Use in kWh/year	Natural Gas Use in kBTU/year
Single Family Housing	411,250	1,712,142

The proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of Title 24 standards significantly increases energy savings, and it is generally assumed that compliance with Title 24 ensures projects would not result in the inefficient, wasteful, or unnecessary consumption of energy.

As discussed in Impact XVII – Transportation/Traffic, at build-out the Project is expected to generate 415 trips per weekday, 420 trips on Saturdays and 376 trips on Sundays, many of which would be peak hour trips. This would result in approximately 1,009,941 vehicle miles traveled (VMT) per year. The length of these trips and the individual vehicle fuel efficiencies are not known; therefore, the resulting energy consumption cannot be accurately calculated. Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful, and unnecessary use of energy by vehicles.

As discussed previously, the proposed Project would be required to implement and be consistent with existing energy design standards at the local and state level. The Project would be subject to energy conservation requirements in the California Energy Code and CALGreen. Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of non-renewable resources due to building operation. Any impacts are *less than significant*.

Mitigation Measures: None are required.

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

Less Than Significant Impact. The CEC recently adopted the 2023 Integrated Energy Policy Report. The 2023 Integrated Energy Policy Report provides the results of the CEC's assessments of a variety of energy issues facing California. Many of these issues would require action if the State is to meet its climate, energy, air quality, and other environmental goals while maintaining energy reliability and controlling costs. The 2023 Integrated Energy Policy Report covers a broad range of topics, including decarbonizing buildings, integrating renewables, energy efficiency, energy equity, integrating renewable energy, updates on Southern California electricity reliability, climate adaptation activities for the energy sector, natural gas assessment, transportation energy demand forecasts, and the California Energy Demand Forecast.

As indicated above, energy usage on the Project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the region's available energy sources, and energy impacts would be negligible at the regional level. Because California's energy conservation planning actions are conducted at a regional level, and because the project's total impact on regional energy supplies would be minor, the proposed Project would not conflict with or obstruct California's energy conservation plans as described in the CEC's 2023 Integrated Energy Policy Report.

For the above reasons, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be *less than significant*.

Mitigation Measures: None are required.

VII. GEOLOGY AND SOILS

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

b. Result in substantial soil erosion or the loss of topsoil?

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

creating substantial risks to life or property?

- 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?
- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

ENVIRONMENTAL SETTING

San Joaquin is located in the central part of the Central Valley, which is a nearly flat northwest-southeast trending basin approximately 450 miles long and approximately 75 miles wide. The City of San Joaquin is located on soil types characterized by a relatively thin section of sedimentary rock overlying a granitic basement layer. The hazards due to ground-shaking are considered low due to the relative distance of the City from seismic faults. The Coalinga Fault, located 40 miles away, is the nearest known active fault. The City of San Joaquin is between the San Andreas Fault and the Owens Valley Fault. The Owens Valley Fault is 100 miles to the east and the San Andreas Fault is 50 miles to the west of the City. Other nearby faults include the White Wolf Fault, the Kern Front Fault and Edison Fault in Kern County. The City of San Joaquin is located in a Seismic Zone VI, as defined by the California Uniform Building Code. The potential for amplification from ground shaking is high in Zone VI; however, the distance from active faults lessens the potential effects of seismic activity.

RESPONSES

- a-i) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.
- a-ii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

a-iii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

a-iv) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. The proposed Project site is located on an approximately 5.06-acre site, in northeastern San Joaquin, inside the City limits, east of the corner of Main Street and Arizona Avenue. The proposed site is not located in an earthquake fault zone as delineated by the 1972 Alquist-Priolo Earthquake Fault Zoning Map Act.² The nearest known potentially active fault is the Coalinga Fault Zone, located approximately 40 miles away. No active faults have been mapped within the Project boundaries, so there is little potential for fault rupture. It is anticipated that the proposed Project site would be subject to some ground acceleration and ground shaking associated with seismic activity during its design life. The proposed Project site would be engineered and constructed in strict accordance with the earthquake resistant design requirements contained in the latest edition of the California Building Code (CBC) for Seismic Zone VI, as well as Title 24 of the California Administrative Code, and therefore would avoid potential seismically induced hazards on planned structures.

The proposed Project site has a generally flat topography, which would preclude the likeliness of a landslide. The impact of seismic or landslide hazards on the Project would be *less than significant*.

Mitigation Measures: None are required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Construction activities associated with the Project involve ground preparation work for the new housing development and associated improvements. These activities could expose barren soils to sources of wind or water, resulting in the potential for erosion and sedimentation on and off the Project site. During construction, nuisance flow caused by minor rain could flow off-site. The City and/or contractor would be required to employ appropriate sediment and erosion control BMPs as part of a Stormwater Pollution Prevention Plan (SWPPP) that would be required in the California National Pollution Discharge Elimination System (NPDES). As such, any impacts would be considered *less than significant*.

Mitigation Measures: None are required.

² Earthquake Hazard Zones, California Department of Conservation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed August 2024.

- 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?

Less Than Significant Impact. See Impact VI a). The site is not at significant risk from ground shaking, liquefaction, or landslide and is otherwise considered geologically stable. The Project site is comprised of one main soil type: Merced clay, slightly saline.³ This soil type is considered very poorly drained, with medium runoff. The City of San Joaquin is not recognized by the California Geological Survey (CGS) as being in an area of liquification.⁴

The City of San Joaquin is on relatively flat terrain which precludes the occurrence of landslides. Subsidence is typically related to over-extraction of groundwater from certain types of geologic formations where the water is partly responsible for supporting the ground surface. The City of San Joaquin is recognized by the U.S. Geological Service as being in an area of subsidence due to groundwater pumping.⁵ However, ongoing potential impacts of groundwater depletion and subsidence are constantly being monitored by USGS through a system of extensometers positioned throughout the San Joaquin Valley. Continuous measurements and aquifer-system response analysis enables appropriate governing of parameters set to mitigate subsidence impacts in the region. Impacts are considered *less than significant*.

Mitigation Measures: None are required.

- d) Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?

Less Than Significant Impact. The California Building Code (CBC) is administered by the California Building Standards Commission, which is responsible for coordinating all building standards. The purpose of the CBC is to establish minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, and general stability by regulating and

³ U.S. Department of Agriculture. Natural Resource Conservation Service. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx>. Accessed August 2024.

⁴ California Geological Survey Seismic Hazards Program: Liquefaction Zones. <https://data.ca.gov/dataset/cgs-seismic-hazards-program-liquefaction-zones/resource/e3b8d49f-5483-422d-8ba7-1a0b7ebb4309>. Accessed August 2024.

⁵ U.S. Geological Service. Areas of Land Subsidence in California. https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html. Accessed August 2024.

controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within its jurisdiction. The provisions of the CBC apply to the construction, alteration, movement, replacement, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures within the jurisdiction of the state of California.

The shrink/swell potential of expansive soils on the proposed Project site are considered high to moderately high.⁶ Compliance with the CBC would ensure that potentially expansive soils, if encountered, are adequately addressed. CBC requirements include activities such as removing expansive soils and placing a mat of properly compacted, non-expansive fill prior to placing foundation, structures, utilities, and road beds. In some cases, potentially expansive soils can be treated or mixed with other materials to reduce its expansive potential to acceptable levels. As such, implementation of the required CBC would ensure that potential impacts associated with expansive soils would be *less than significant*.

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?

No Impact. The proposed Project does not include the construction, replacement, or disturbance of septic tanks or alternative wastewater disposal systems. The Project would be required to tie into the existing City sewer system (See Utilities section for more details). Therefore, there is *no impact*.

Mitigation Measures: None are required.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact with Mitigation. Paleontological resources are valued for the information they yield about the history of the earth and its past ecological settings. A review of the cultural and historical resources was provided in Section 3.5 and 3.17, Cultural Resources and Tribal Resources, respectively. There are currently no unique geologic features located in the Project Area.

While the discovery of paleontological resources within the Project footprint is considered unlikely, Project buildout would adhere to California Public Resources Code Section 21083.2 which requires all earth-disturbing work to be temporarily suspended or redirected until a qualified archaeologist has

⁶ 2024 Fresno County Hazard Mitigation Plan. May 2024. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.fresnocountyca.gov/files/sharedassets/county/v/1/resources/hazard-mitigation-plan/draft-2024-fresno-county-hazard-mitigation-plan.pdf. Page 145. Accessed August 2024.

evaluated the nature and significance of the records, in accordance with federal, State, and local guidelines. In addition, Mitigation Measure GEO-1 would be implemented in the case of any inadvertent discoveries. With adherence to these regulatory requirements and measures, impacts would be *less than significant with mitigation*.

Mitigation Measure

GEO – 1: In the event of a fossil discovery by construction personnel, the construction contractor shall halt all construction activities within the immediate vicinity of the fossil, and a Qualified Professional Paleontologist shall be retained to evaluate the find prior to resuming construction activity. If it is determined the fossil(s) is (are) scientifically significant, the Qualified Professional Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:

- If fossils are discovered, the Qualified Professional Paleontologist shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the Qualified Professional Paleontologist evaluate the discovery and determine if the fossil may be considered significant. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits.
- Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Professional Paleontologist.
- The Qualified Professional Paleontologist shall submit a report describing the results of the paleontological monitoring efforts associated with the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the City for review and approval.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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"/>
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"/>

The greenhouse gas emissions for the proposed Project were determined using the construction and operational estimates generated from the CalEEMod output files (refer to Appendix A).

RESPONSES

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. 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. A project’s GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. Implementation of the proposed project would contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of CO2 and other GHG pollutants, such as CH4 and N2O, from mobile sources and utility usage.

The proposed project’s short-term construction-related and long-term operational GHG emissions for buildout of the proposed project, were estimated using CalEEMod (v.2022.1.1.26). The model quantifies direct GHG emissions from construction and operation (including vehicle use), as well as indirect GHG

emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e), based on the global warming potential of the individual pollutants.

Short-Term Construction GHG Emissions

Estimated increases in GHG emissions associated with construction of the proposed Project are summarized in Table 5.

Table 5: Construction Greenhouse Gas Emissions

Year	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction 2024	0.000	65.0	65.0	<0.005	<0.005	65.3
Construction 2025	0.000	270.0	270.0	0.01	<0.005	271
Total	0.000	335.0	335.0	0.01	<0.005	336.3
Notes: Due to rounding, total may be marginally different from CalEEMod output. MTCO ₂ e = metric tons of carbon dioxide equivalents Source: CalEEMod output (Appendix A).						

As presented in the table, maximum short-term annual construction emissions of GHG associated with development of the Project are estimated to be 336.3 CO₂E. These construction GHG emissions are a one-time release and are comparatively much lower than emissions associated with operational phases of a project. Cumulatively, these construction emissions would not generate a significant contribution to global climate change.

Long-Term Operational GHG Emissions

The long-term operational emissions estimate for buildout of the proposed project, incorporates the potential area source and vehicle emissions, and emissions associated with utility and water usage, and wastewater and solid waste generation. Estimated GHG emissions associated with the buildout of the proposed project is summarized in Table 6. As shown in the following table, the annual GHG emissions associated with buildout of the proposed project would be approximately 573.0 MTCO₂e.

Table 6: Operational Greenhouse Gas Emissions

Category	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ E
Mobile	0.00	391.0	391.0	0.02	0.02	398.0
Area	8.89	17.8	26.7	0.04	<0.005	27.7
Energy	0.00	129	129.0	0.01	<0.005	130.0
Water	0.56	2.58	3.14	0.06	<0.005	5.02
Waste	3.49	0.00	3.49	0.35	0.00	12.2
Total	12.9	540.0	553.0	0.48	0.02	573.0
Notes: Due to rounding, total may be marginally different from the CalEEMod output files.						
MTCO ₂ e = metric tons of carbon dioxide equivalents						
Source: CalEEMod output files.						

As demonstrated above, the proposed Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, this impact would be *less than significant*.

The short-term annual construction emissions of GHG associated with Project development are estimated to be 65.3 (2024) and 271.0 MTCO₂e (2025). As stated previously, short-term construction GHG emissions are a one-time release of GHGs and are not expected to significantly contribute to global climate change over the lifetime of the proposed Project. The annual operational GHG emissions associated with buildout of the proposed project would be approximately 573.0 MTCO₂e. The proposed Project would not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of greenhouse gas emissions, either directly or indirectly, or conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, this impact would be *less than significant*.

In conclusion, the proposed Project would not result in any greenhouse gas emission environmental impacts beyond those analyzed in EIR SCH No. 2013091069 for the San Joaquin General Plan. The Project supports the Scoping Plan's targets by introducing design steps to reduce the energy usage, water use,

and vehicle miles traveled. Therefore, the Project does not conflict with any plans to reduce GHG emissions. The impact is *less than significant*.

Mitigation Measures: None are required.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 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 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"/>
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"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

response plan or emergency evacuation plan?

- g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

ENVIRONMENTAL SETTING

The proposed Project site is located in the northeastern portion of the City of San Joaquin. The site currently supports an agricultural field.

RESPONSES

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact with Mitigation Incorporation. The Project Applicant intends to develop 44 single-family duplex units on an approximately 5.06-acre site. The development would also include access roads, parking, lighting and other associated improvements.

Surrounding the proposed Project are Main Street, agricultural fields, and single-family residences to the north; Arizona Avenue, walnut orchards and single-family residences to the south; walnut orchards to the east; and single-family residences to the west.

Proposed Project construction activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. In addition, the Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program through the submission and implementation of a Stormwater Pollution Prevention Plan during construction activities to prevent contaminated runoff from leaving the Project site. Therefore, no significant impacts would occur during construction activities.

The operational phase of the proposed Project would occur after construction is completed and residents move in to occupy the residential structures. The proposed Project would include land uses that are

considered compatible with the surrounding uses. None of these land uses routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as household and commercial cleaners, paint, etc. The proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur.

A Phase I Environmental Site Assessment (ESA) was performed on behalf of the proposed Project by Rincon Consultants, Inc., report date March 11, 2020 (See Appendix D for full report). The ESA historical resources reviewed indicated that the Project site appears to have been used for agricultural purposes as early as 1937. In general, it appears that the subject property remained used for agricultural purposes from approximately 1937 through the present day. Agricultural land use is typically associated with the use of pesticides and arsenic. Therefore, the former use of the subject property for agricultural purposes is considered a Recognized Environmental Condition (REC). Due to the historical use of the subject property for agriculture purposes, there is a potential that the subject property could be affected with pesticides, or other chemicals used routinely in agricultural production. Soil sampling, as detailed in Mitigation Measure HAZ-1, would allow the City to identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property.

Therefore, with implementation of HAZ-1, the proposed Project would not create a significant hazard to the public or the environment and any impacts would be *less than significant*.

Mitigation Measures:

- HAZ -1** Soil sampling, per California Department of Toxic Substances Control (DTSC) *Interim Guidance for Sampling Agricultural properties (August 7, 2008)*⁷ shall be conducted to identify the amounts of OCPs in the soil. If present, OCPs requiring further analysis, per DTSC consultation, are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Should these OCPs be present, soil remediation shall be conducted until levels are reduced per DTSC guidelines prior to issuance of grading permits. Additionally, if any level of arsenic is present, further analysis and

⁷ California Department of Toxic Substances Control. Interim Guidance for Sampling Agricultural Properties (Third Revision). August 7, 2008. <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>. Accessed August 2024.

sampling shall meet Human Health Risk Assessment NOTE NUMBER 3, DTSC-SLs approved thresholds.⁸ If arsenic levels do not meet the approved thresholds, remedial action shall take place to reduce levels below thresholds prior to issuance of grading permits.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. San Joaquin Elementary School is located approximately 0.25 miles west of the proposed Project site. There are no other schools located within the 0.25-mile radius of the proposed Project site. As the proposed Project includes the development of family residences, it is not reasonably foreseeable that the proposed Project would cause a significant impact by emitting hazardous waste or bringing hazardous materials within one-quarter mile of an existing or proposed school. Residential land uses do not generate, store, or dispose of significant quantities of hazardous materials. See also Responses *a.* and *b.* above regarding hazardous material handling. There would be a *less than significant impact*.

Mitigation Measures: None are required.

- 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?

Less Than Significant Impact. According to the environmental records sources search, five properties having hazardous materials releases were reported ranging from 2,000 feet to 2,550 feet from the Project site. Based on the distance to the subject property, the three releases reported at the intersection of Colorado Avenue and Main Street, 22023 West Colorado Avenue, and 22125 West Colorado Avenue are considered de minimis.

Two nearby release sites lack documentation. The first, 21500 West Manning Avenue, involves a release of gasoline to soil which occurred in February 1992 and the UST case was closed by the Fresno County

⁸ California Department of Toxic Substances Control. Human and Ecological Risk Office. June 2020, revised May 2022. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://dtsc.ca.gov/wp-content/uploads/sites/31/2022/02/HHRA-Note-3-June2020-Revised-May2022A.pdf. Accessed August 2024.

Department of Public Health in 1992. No documents could be located on GeoTracker. Although there is no documentation of the closure of the site, based on the soil-only nature of the release, depth to groundwater (greater than 75 feet), and the distance to the Project site, this release site is considered de minimis. The second nearby site, 22050 West Colorado, involves the release of a solvent or non-petroleum hydrocarbon, which occurred in June 2004. Following the release, petroleum hydrocarbon product was removed from the adjacent storm drain. The status of this release site is listed as “Open – site assessment as of 5/28/2009”. No documents could be located on GeoTracker. Although there is no documentation of the site, based on the surficial nature of the release, depth to groundwater and the distance to the subject property, this release site is considered de minimis. Therefore, this is a *less than significant impact*.

Mitigation Measures: None are required.

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 for people residing or working in the project area?

Less Than Significant Impact. There are no private or public airstrips in the Project vicinity. The William Robert Johnson Municipal Airport is located approximately 14 miles to the northwest of the proposed Project site, in the City of Mendota. Thus, any impacts are *less than significant*.

Mitigation Measures: None are required.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Project has been designed for adequate emergency access and has been reviewed by the City to ensure compliance with City safety policies. The internal roadways would be designed with sufficient clearances for emergency vehicles to access the entire site. Therefore, the Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Any impacts are *less than significant*.

Mitigation Measures: None are required.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The site is within the City of San Joaquin and is completely surrounded by developed urban uses. The site is currently vacant. There are no wildlands on or near the Project site. There is *no impact*.

Mitigation Measures: None are required.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off- site;	<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 offsite;	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The City of San Joaquin’s water system includes three active water wells (two running and one inactive) that have a theoretical pumping capacity of 3,500 gallons per minute. Well No. 3 at the City Corporation Yard (built in 1968), Well No. 4 at Main and California Streets (built in 1978) and Well No. 5 at Cherry Lane (built in 2006) supply water through the water distribution lines. The City has no water storage capacity. The City’s Water Master Plan includes a total of six wells at build-out of the General Plan.⁹

The City’s wells and water distribution system were constructed in 1920, upon City incorporation. Much of this original system exists in the older parts of town. The existing pipelines in these areas have become obsolete with age and are typically characterized by leaks, corrosion, and build-up. The pipes that are more than 40 years old have developed build-ups, which impede the water flow.¹⁰The existing water pipe in the vicinity of the proposed Project; however, has been recently replaced and is functioning at designed capacity.¹¹ Water consumption in 2009 was approximately 0.705 mgd or 489 gallons per minute (gpm).¹²

⁹ City of San Joaquin General Plan, Setting – 2.2.2. Page 2-5. <https://cityofsanjoaquin.org/home/general-plan/>. Accessed August 2024.

¹⁰ City of San Joaquin General Plan. Section 2.2.2 – Municipal Water System. chrome-extension://efaidnbmnnnibpcajpcgiclfindmkaj/https://cityofsanjoaquin.org/wp-content/uploads/2023/09/Draft-EIR-Complete.pdf. Accessed August 2024.

¹¹Ibid.

¹² City of San Joaquin General Plan, Setting – 2.2.2. Page 2-5. <https://cityofsanjoaquin.org/home/general-plan/>. Accessed August 2024.

RESPONSES

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The proposed Project site is currently vacant. Grading, excavation and loading activities associated with construction activities could temporarily increase runoff, erosion, and sedimentation. Construction activities also could result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at construction sites and staging areas.

Three general sources of potential short-term construction-related stormwater pollution associated with the proposed project are: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion and transportation, via storm runoff or mechanical equipment. Generally, routine safety precautions for handling and storing construction materials may effectively mitigate the potential pollution of stormwater by these materials. These same types of common sense, “good housekeeping” procedures can be extended to non-hazardous stormwater pollutants such as sawdust and other solid wastes.

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are also common sources of stormwater pollution and soil contamination. In addition, grading activities can greatly increase erosion processes. Two general strategies are recommended to prevent construction silt from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed. Secondly, the area should be secured to control offsite migration of pollutants. These Best Management Practices (BMPs) would be required in the Stormwater Pollution Prevention Plan (SWPPP) to be prepared prior to commencement of Project construction. When properly designed and implemented, these “good-housekeeping” practices are expected to reduce short-term construction-related impacts to less than significant.

In accordance with the National Pollution Discharge Elimination System (NPDES) Stormwater Program, the Project would be required to comply with existing regulatory requirements to prepare a SWPPP designed to control erosion and the loss of topsoil to the extent practicable using BMPs that the Regional Water Quality Control Board (RWQCB) has deemed effective in controlling erosion, sedimentation, runoff during construction activities. The specific controls are subject to review and approval by the RWQCB and are an existing regulatory requirement.

The City of San Joaquin would provide water to the Project site and the Project would be required to tie into the City’s existing water service infrastructure and any required infrastructure improvements, upon approval of the Project. The Project would comply with all City ordinances and standards to assure

proper grading and drainage. Compliance with all local, state, and federal regulations would prevent violation of water quality standards or waste discharge requirements. The Project would be required to prepare a grading and drainage plan for review and approval by the City Engineer prior to issuance of building permits, which would ensure compliance with applicable regulations. Therefore, any impacts would be *less than significant*.

Mitigation Measures: None are required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. Project implementation would result in an increased demand for water. The City of San Joaquin relies on groundwater as its sole water supply source. The City currently operates three water wells that have a theoretical pumping capacity of 3,500 gallons per minute. Well No. 3 at the City Corporation Yard (built in 1968), Well No. 4 at Main and California Streets (built in 1978) and Well No. 5 at Cherry Lane (built in 2006) supply water through the water distribution line. The City has virtually no water storage capacity.¹³

The City of San Joaquin Water Master Plan (WMP) was developed to define the existing (1995) water supply network, determine future water supply needs, develop and upgrade the existing water system to meet future needs, and to develop a capital improvement program. The WMP recommends construction of 12-inch main lines in Manning Avenue and Colusa Avenue, a 10-inch main in Manning Avenue, an 8-inch main in Fifth Street, a 6-inch main in Nevada Avenue, an additional emergency power generator at Well 4, and construction of a new well and pump in the City.¹⁴ With implementation of the projects and management actions identified in the WMP, the City's groundwater supplies are anticipated to be sustainable and available to meet the projected demands of its Public Water System service area. Additionally, a Water Capacity Assessment for the City of San Joaquin was prepared in 2021 which demonstrates that the City can supply the daily demand of 1,198 additional households with the existing water supply sources. The City Manager confirmed that the 2021 conditions have not changed and the City does have capacity for 44 additional housing units.¹⁵

¹³ City of San Joaquin General Plan, Setting – 2.2.2. Page 2-5. <https://cityofsanjoaquin.org/home/general-plan/>. Accessed August 2024.

¹⁴ Ibid. Public Facilities and Services Element, Page 12-1.

¹⁵ Email Communication with Elizabeth Cabrera, City Manager, on 8/21/2024.

The site is currently designated for urban uses in the General Plan and as such, water use at the site has been accounted for in the City's planning documents. Project demands for groundwater resources would not substantially deplete groundwater supplies and/or otherwise interfere with groundwater recharge efforts being implemented by the City of San Joaquin¹⁶. Future demand can be met with continued groundwater pumping and conservation measures. Additionally, compliance with existing State regulations would ensure that impacts to groundwater supply would be *less than significant*.

Mitigation Measures: None are required.

- 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:
- i. result in substantial erosion or siltation on- or offsite;
 - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - 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
 - iv. impede or redirect flood flows?

Less Than Significant Impact. Surrounding the proposed Project are Main Street, agricultural fields, and single-family residences to the north; Arizona Avenue, walnut orchards and single-family residences to the south; walnut orchards to the east; and single-family residences to the west.

The proposed Project would change drainage patterns of the site through the installation of impervious surfaces and structures (houses, driveways, streets, etc.) and would require grading to facilitate proper stormwater drainage and connection to existing stormwater facilities. Operational stormwater will be routed to the California Avenue Basin. The City has reviewed the Project site and grading plan and has determined that the California Avenue Basin has the capacity for Project implementation. Stormwater

¹⁶ City of San Joaquin General Plan Update and SOI Expansion Draft EIR. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://cityofsanjoaquin.org/wp-content/uploads/2023/09/Draft-EIR-Complete.pdf . Page 3.9-7. Accessed August 2024.

during construction would be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP would be retained on-site during construction.

The proposed Project site is located outside of any Flood Zone or Special Flood Hazard Areas, as indicated by FEMA flood hazard map 06019C2550H, effective 2/18/2009. The proposed development would be built in accordance with the current City ordinances and California Building Code regarding construction outside of flood zones. The Project would be designed for adequate storm drainage. Accordingly, the chance of flooding (and therefore the release of pollutants due to flooding) at the site is remote. Impacts are *less than significant*.

Mitigation Measures: None are required.

d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?

No Impact. As discussed in Impact X(c), the proposed Project site is located outside of any Flood Zone or Special Flood Hazard Areas.

There are also no inland water bodies that could potentially impact the Project that are susceptible to a seiche. The Project site is more than 100 miles from the Pacific Ocean, a condition that precludes the possibility of inundation by tsunami. There are no steep slopes that would be susceptible to a mudflow in the Project vicinity, nor are there any volcanically active features that could produce a mudflow in the City of San Joaquin. There would be *no impacts*.

Mitigation Measures: None are required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Project would not conflict with any water quality control plans or sustainable groundwater management plan. However, as mentioned in Section c., all new development within the City of San Joaquin Planning Area must conform to standards and plans contained in the San Joaquin Stormwater Drainage Master Plan. By conforming to all standards and policies as outlined, there would be *no impacts* associated with the Project.

Mitigation Measures: None are required.

XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	<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"/>

ENVIRONMENTAL SETTING

The proposed Project site is located in northeastern San Joaquin, inside the City limits, east of the corner of Main Street and Arizona Avenue. The City lies in the Central San Joaquin Valley region, in the central portion of Fresno County. The City is approximately 8.5 miles south of State Route (SR) 180 and 5.5 miles northwest of SR 145. The proposed Project includes development of 44 duplex units on an approximately 5.06-acre site. Entitlements needed to accommodate the proposed Project include a General Plan Amendment, Zone Change, and a Text Amendment to the City of San Joaquin Zoning Ordinance. The Project applicant proposes a Zone Change from R-1 (Single-family Residential) to R-2 (Multi-Family Residential) and a General Plan Amendment converting Low Density Residential to Medium Density Residential. Additionally, the applicant requests approval of a Text Amendment to the City of San Joaquin Zoning Ordinance. Part 6, R-2 Multi-Family Residential Zoning; Section 154.006.03 Development Standards currently require a minimum side yard of 10 feet to the adjoining Lot when a “0” lot line development is proposed. As part of the Project, the text would be amended to state when a zero “0” lot line development with a duplex building, defined under Section 154.003.01 Definitions of the City of San Joaquin Zoning Ordinance, the interior zero lot line shall divide a 1” air space equally between two fire rated walls dividing the duplex into two single family residential units, the opposite side yard shall provide for a minimum setback of 5 feet, resulting in a minimum 10 feet between buildings on the adjoining lot as intended by the current development standards.

RESPONSES

a) Physically divide an established community?

The Project includes the development of 44 residential units within the City of San Joaquin. The proposed Project is located east of the developed portion of the City, is designated and zoned for residential development, and would extend existing residential development further east. The proposed development has no characteristics that would physically divide the City of San Joaquin and would serve as a natural extension of the existing urban development. Any impacts would be *less than significant*.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

Surrounding the proposed Project are Main Street, agricultural fields, and single-family residences to the north; Arizona Avenue, walnut orchards and single-family residences to the south; walnut orchards to the east; and single-family residences to the west. Upon approval of the Project required entitlements, including a General Plan Amendment, Zone Change, and a Text Amendment to the City of San Joaquin Zoning Ordinance , the project would not conflict with any applicable land use plans, policies or regulations and would comply with the City of San Joaquin’s General Plan.

Mitigation Measures: None are required.

XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Fresno County has been a leading producer of minerals because of the abundance and wide variety of mineral resources that are present in the county. Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (chromite, copper, gold, mercury, and tungsten), and other minerals used in construction or industrial applications (asbestos, high-grade clay, diatomite, granite, gypsum, and limestone). Aggregate and petroleum are the county’s most significant extractive resources and play an important role in maintaining the county’s overall economy.¹⁷

RESPONSES

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

¹⁷ Fresno County General Plan October 2000, Open Space and Conservation Element. Page 5-9.

<https://www.fresnocountyca.gov/files/sharedassets/county/v/1/vision-files/files/18117-2000-general-plan-policy-document.pdf>. Accessed August 2024.

No Impact. There are no known mineral resources in the proposed Project area and the site is not included in a State-classified mineral resource zones. No mineral resource locations are within the vicinity of the City of San Joaquin.¹⁸ Therefore, there is *no impact*.

Mitigation Measures: None are required.

¹⁸ Fresno County General Plan Update Background Report, October 2000. Chapter 7: Natural Resources, Figure 7-13.

https://www.fresnocountyca.gov/files/sharedassets/county/v1/vision-files/files/8398-background_report_june04.pdf. Accessed August 2024.

XIII. NOISE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located 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 type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Noise is often described as unwanted sound. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. The City of San Joaquin is impacted by a multitude of noise sources. Principal noise sources include traffic on roadways, agricultural noise and industrial noise. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise in most communities, and they are predominant sources of noise in the City. The Project site is located in an area with a mix of uses. The predominant noise sources in the Project area include traffic on local roadways, residential noise (lawn mowers, audio equipment, voices, etc.), and potential noise from the nearby agricultural land uses.

RESPONSES

- 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?
- b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact.*Short-term (Construction) Noise Impacts*

Proposed Project construction related activities would involve temporary noise sources. Typical construction-related equipment includes graders, trenchers, small tractors and excavators. During the proposed Project construction, noise from construction related activities would contribute to the noise environment in the immediate vicinity. Table 7 indicates the anticipated noise levels of the typical construction-related equipment (i.e., graders, trenchers, tractors) based on a distance of 50-feet between the equipment and the sensitive noise receptor.¹⁹

Table 7: Typical Construction Noise Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source
Air Compressor	80
Backhoe	80
Compactor	82
Concrete Mixer	85
Dozer	85
Generator	82
Grader	85
Jack Hammer	88
Loader	85
Paver	85
Truck	84

¹⁹ The Noise and Vibration Impact Assessment Manual, Federal Transit Administration, U.S. Department of Transportation. Table 7-1. September 2018. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf. Accessed August 2024.

The distinction between short-term construction noise impacts and long-term operational noise impacts is a typical one in both CEQA documents and local noise ordinances, which generally recognize the reality that short-term noise from construction is inevitable and cannot be mitigated beyond a certain level. Thus, local agencies frequently tolerate short-term noise at levels that they would not accept for permanent noise sources. A more severe approach would be impractical and might preclude the kind of construction activities that are to be expected from time to time in urban environments. Most residents of urban areas recognize this reality and expect to hear construction activities on occasion.

Long-term (Operational) Noise Impacts

The primary source of on-going noise generated by the Project would be from vehicles traveling on internal access roads and from traffic traveling along Main Street and Arizona Avenue. Project implementation would result in an increase in traffic on some roadways in the Project area. However, the relatively low number of new trips associated with the Project is not likely to increase the ambient noise levels by a significant amount. The area is active with vehicles, residential housing, and agricultural land uses, so the proposed Project would not introduce a new significant source of noise that isn't already occurring in the area.

Vibration Levels

Typical outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. Construction associated with the proposed Project includes construction of 44 duplex units and the associated improvements. The site construction would also include internal access roads, street lighting, site landscaping and additional related improvements.

The approximate threshold of vibration perception is 65 VdB, while 85 VdB is the vibration acceptable only if there are an infrequent number of events per day. Table 8 describes the typical construction equipment vibration levels.²⁰

Table 8: Typical Construction Vibration Levels

Equipment	VdB at 25 ft
Small Bulldozer	58
Jackhammer	79

²⁰ Ibid.

Vibration from construction activities would be temporary and not exceed the Federal Transit Administration (FTA) threshold for the nearest rural residences, which are located south and west of the corner of Main Street and Arizona Avenue.

Therefore, the impact is considered *less than significant*.

Mitigation Measures: None are required.

c) For a project located 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?

No Impact. The Project is not located within the vicinity of an airport land use plan, and the City of San Joaquin does not contain an airport or airstrip. Therefore, there is *no impact*.

Mitigation Measures: None are required.

XIV. POPULATION AND HOUSING

Would the project:

- a. Induce substantial 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)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

San Joaquin’s population has exhibited a slight decrease since 2010. The population in 2010 was 4,001²¹, while the population as of January 2024 was 3,616.²² This represents an approximate decrease of 9.6%. Estimates for 2024 shows that the City has 937 housing units with an average of 4.0 people per household.²³

RESPONSES

- a) Induce substantial 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)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impacts. There would be 44 new homes associated with the proposed Project and the site is currently vacant. Based on data regarding persons per dwelling, the site would provide

²¹ City of San Joaquin General Plan Update Background Report, October 2006. Page 4-1.

²² E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024. California Department of Finance, January 2024. <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/>. Accessed August 2024.

²³ Ibid.

XV. PUBLIC SERVICES

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- 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"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

CAL FIRE provides fire protection for the City with a station located in the community of Tranquillity, approximately four miles northwest of the City. Average response time is 13.9 minutes. Structures within the City generally receive a rating of six on the Insurance Services Office (ISO) Fire Protection Rating Scale.²⁶

Police protection services are provided by the Fresno County Sheriff with a satellite Office in the City which is located at 21925 Manning Avenue, approximately 0.6 miles southwest of the Project site. This

²⁶ City of San Joaquin General Plan, July 2014. Setting, Page 2-8.

office is used for shift changes and has no public access. The patrol area covers over 2,400 square miles of western Fresno County. Services available at this station include patrol and detective services, youth services, crime prevention, and community policing initiatives. Current contracts provide for 10 hours of police services daily, which equates to approximately 0.8 full-time equivalent officers or 0.22 officers per 1,000 residents.²⁷

Educational services are provided by the Golden Plains Unified School District. The School District operates four elementary schools and one high school (9-12). The high school is located approximately four miles northwest in the community of Tranquillity. The elementary schools are located in the communities of Cantua, Helm, Tranquillity and within the City of San Joaquin. San Joaquin Elementary School is located at 8535 9th Street and has a design capacity of 400 students. Since the 1998-99 school year, enrollment has exceeded 800 students annually, and temporary buildings have been located on the campus to address capacity needs.

RESPONSES

- 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?

Less Than Significant Impact. The Fresno County Fire Protection District provides fire protection service in the City. No additional fire equipment, personnel, or services are anticipated to be required by Project implementation, as the site has been designated and zoned for residential development. In addition, the Project applicant would be required to pay all associated impact fees related to public services. As such, any impacts are *less than significant*.

Police Protection?

Less Than Significant Impact. San Joaquin contracts with the Fresno County Sheriff's Office for law enforcement services. Implementation of the proposed Project would result in an increase in demand for police services; however, this increase would be minimal and would not trigger the need for new or physically altered police facilities. No additional police personnel or equipment is anticipated. In

²⁷ Ibid.

addition, each home would be assessed a public safety impact fee by the City that is used to make capital improvements for the Police Department. Impacts are *less than significant*.

Schools?

Less Than Significant Impact. Since the proposed Project includes the addition of approximately 44 residential duplex units, the number of students in the school district would increase. New development projects are required by state law to pay development impact fees to the school districts at the time of building permit issuance. These impact fees are used by the school districts to maintain existing and develop new facilities, as needed.

While development of the 44 residential units alone is not expected to require the alteration of existing schools or construction of new school facilities, the development would contribute to the cumulative need for increased school facilities. The timing of when new school facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts to a potential future facility would be speculative. As the future new school facilities are further planned and developed, they would be subject to their own separate CEQA environmental review in order to identify and mitigate any potential environmental impacts. Therefore, the impact is *less than significant*.

Parks?

Less Than Significant Impact. The closest park to the proposed Project is the San Joaquin Sports Park located approximately 0.3 miles northwest and the Peter Rusconi Park located approximately 0.5 miles southwest. The Project would be required to pay City Park facility impact fees to compensate for any service demand increase on existing parks within the San Joaquin area. The Project applicant would be required to comply with the Municipal Code and Ordinances. Impacts are *less than significant*.

Other public facilities?

Less Than Significant Impact. The proposed Project is within the land use and growth projections identified in the City's General Plan and other infrastructure studies. The Project, therefore, would not result in increased demand for, or impacts on, other public facilities such as library services. Any impacts would be *less than significant*.

Mitigation Measures: None are required.

XVI. RECREATION

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

There are three parks within the City of San Joaquin; Peter Rusconi Park, San Joaquin Sports Park and the San Joaquin Elementary School playground. The first two parks are managed by the City of San Joaquin’s Parks and Community Services Department. This department also supervises and coordinates a wide variety of community programs and activities.

RESPONSES

- 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?
- 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?

Less Than Significant Impact. The Project Applicant intends to develop 44 duplex units on an approximately 5.06-acre site. The site is currently inside the eastern City limits of San Joaquin. To accommodate this Project, the City would need to approve a General Plan Amendment, Zone Change, and Text Amendment to the City of San Joaquin Zoning Ordinance. However, the increase of approximately 176 persons resulting from the Project would have a relatively small impact on existing

recreational facilities. In order to implement the goals and objectives of the City's General Plan, and to mitigate the impacts caused by future development in the City, park facilities must be constructed. The City Council has determined that a Park Facilities Impact Fee is warranted in order to finance these public facilities and to pay for each development's fair share of the construction and acquisition costs. The Project Applicant would be required to pay development impact fees as determined by the City of San Joaquin's impact fees. Therefore, impacts are considered *less than significant impacts*.

Mitigation Measures: None are required.

XVII. TRANSPORTATION/TRAFFIC

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d. Result in inadequate emergency access?

ENVIRONMENTAL SETTING

The City is bisected by two main thoroughfares – Colorado Avenue, which bisects the City from northwest to southeast and Manning Avenue which crosses the City from west to east. The downtown is designed in a traditional grid pattern, but the rest of the City is laid out in a mixture of loops and cul-de-sacs. Proposed Project access would be from Main Street and Arizona Avenue. Main Street is considered a collector street and runs perpendicular to Colorado Avenue and connects with Manning Avenue. It collects traffic from several local neighborhoods near downtown and the west side of the City. Arizona Avenue is a local street with a primary function of allowing users to access the desired land use. Local streets are designed for low speeds to maintain safe, quiet neighborhoods and to enable motorists to easily find their destinations. The City has established a minimum Level of Service of D for intersections and roadways.²⁸

²⁸ City of San Joaquin. General Plan Background Report. June 2011. Chapter 5 – Circulation. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://cityofsanjoaquin.org/wp-content/uploads/2023/09/San-Joaquin-Background-Report.pdf. Page 63. Accessed August 2024.

The City of San Joaquin is a member of the Fresno County Rural Transit Agency (FCRTA). The Joint Powers Agency is composed of the 13 rural incorporated cities and the County of Fresno. FCRTA is responsible for overall coordination of intra-city and inter-city service for the rural public transit services. Under an inter-agency agreement with the City of San Joaquin, the FCRTA contracts with the Fresno County Economic Opportunities Commission (FCEOC) as the Rural Consolidated Transportation Service Agency (Rural CTSA). This Contract provides a publicly operated demand response wheelchair accessible transit service, Monday through Friday from 8:00 a.m. to 5:00 p.m. The Rural CTSA provides the Westside Corridor Service to Kerman and Fresno. The Westside Corridor Service is a wheelchair equipped service offered weekdays from 8:00 a.m. to 5:00 p.m.²⁹

There are currently very few bicycle and pedestrian facilities within the City of San Joaquin. There are 14.7 miles of sidewalks and two miles of bikeways within the City. There is a Class II Bike Lane on Main Street immediately southwest of the Project site. Another 1.9 miles of sidewalk and 5.9 miles of bike paths are planned for the City of San Joaquin in the 2024 Fresno County Regional Active Transportation Plan.³⁰ Additionally, the City requires all new developments to provide sidewalks and crosswalks, where needed.

RESPONSES

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. As discussed in Section XIV, the Project includes the addition of up to 176 new residents. This additional number of people is not expected to disrupt or impede existing or planned bicycle or pedestrian services. The proposed Project would not require any changes to existing transportation systems and would have no impact on any plans, ordinances, or policies related to the effectiveness or performance of transit, pedestrian and bicycle facilities. The Project would comply with all applicable City development standards. Any impacts are considered *less than significant*.

Mitigation Measures: None are required.

²⁹ City of San Joaquin General Plan, July 2014. Transportation and Circulation, Page 5-4 and -5.

³⁰ Fresno County Regional Active Transportation Plan. Page 14-8. chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.fresnocog.org/wp-content/uploads/2024/06/14_FresnoRegATPReport_San-Joaquin.pdf. Accessed August 2024.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities is no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that “[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.”

VMT significant screening criteria are outlined in the Fresno COG SB 743 Regional Guidelines³¹ and a project is considered less than significant if it meets a series of criteria, including being considered a ‘low trip generator’, which means generating less than 500 daily trips. In evaluating traffic generation for the project, using the CalEEMod Version 2022.1.1.26, the proposed Project in this area would generate 415 weekday trips, with 9.55 trips per unit on Saturdays and 8.55 trips per unit on Sundays. Since the proposed Project would generate less than 500 daily trips, it is considered a ‘low trip generator’ and would have *less than significant impacts* in regards to VMT.

Mitigation Measures: None are required.

³¹ Fresno Council of Governments. Fresno County SB 743 Implementation Regional Guidelines. July 2020. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fresnocog.wpenginepowered.com/wp-content/uploads/2020/07/Fresno-COG-VMT-Report-1.pdf. Accessed August 2024.

- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The proposed Project has been designed for ease of access, adequate circulation/movement, and is typical of residential developments in the City of San Joaquin. On-site circulation patterns do not involve high speeds, sharp curves or dangerous intersections. Although there would be an increase in the volume of vehicles accessing the site and surrounding areas, the proposed Project would not present a substantial increase in hazards. Any impacts are considered *less than significant*.

Mitigation Measures: None are required.

- d) Result in inadequate emergency access?

Less Than Significant Impact. The proposed Project does not involve a change to any emergency response plan. As currently planned, access to and from the Project site would be from two points along Main Street, by connecting to the internal roads Sanders and Christopher streets that are connected by 11th Street to form a U-shaped internal circulation pattern and from Arizona Avenue connecting to Main Street. All roads are to be built to City standards. Therefore, the site would remain accessible to emergency vehicles of all sizes. As such, potential impacts are *less than significant*.

Mitigation Measures: None are required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

	Less than Significant		
Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact

a. 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 the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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RESPONSES

- 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.

Less Than Significant Impact. In accordance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, potentially affected Tribes were formally notified of this Project and were given the opportunity to request consultation on the Project. The City contacted the Native American Heritage Commission, requesting a contact list of applicable Native American Tribes, which was provided to the City. On September 23, 2024, the City provided letters to the tribes below notifying them of the Project and requesting consultation, if desired.

- Amah Mutsun Tribal Band
- Kitanemuk & Yowlumne Tejon Indians
- Northern Valley Yokut / Ohlone Tribe
- Santa Rosa Rancheria Tachi Yokut Tribe
- Table Mountain Rancheria
- Tule River Indian Tribe
- Wuksachi Indian Tribe / Eshom Valley Band

The City has not received any responses from the tribes contacted as of publication of this document; however, should Tribal Consultation be requested during the review time allotted, the City will accommodate such requests. This is a *less than significant impact*.

Mitigation Measures: None are required.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 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"/>
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"/>
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The City of San Joaquin provides water, wastewater, stormwater drainage and contracts with a refuse collector to serve its residents. San Joaquin's water supply consists entirely of groundwater and no water is purchased from other sources or purveyors. The groundwater supply serves all users within the City, including residential, commercial, and industrial uses. The City's wells and water distribution system were constructed in 1920, upon City incorporation. Much of this original system exists in the older parts of town; however, the infrastructure in the proposed Project vicinity has been replaced within the last decade.

The City owns and operates a sewage wastewater treatment plant (WWTP) located on the south side of Manning Avenue, just east of the Fresno Slough. The WWTP provides primary and secondary treatment of wastewater. Existing stormwater drainage lines consist of lines along Main Street to the west of the City and along Colorado Avenue to the irrigation ditches north and west of the City limits.

Refuse collection for the City is provided by a private carrier under contract with the City. The American Avenue Landfill, owned and operated by Fresno County, is located just over five miles northeast of the City on American Avenue and serves San Joaquin as well as surrounding communities and incorporated areas.

Pacific Gas & Electric (PG&E) provides gas and electricity to the City of San Joaquin.

RESPONSES

- 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?

Less than Significant Impact. The Project site is located within the service territory of the City of San Joaquin and is currently designated for urban development in the City of San Joaquin General Plan. Operational discharge flows treated at the City's WWTP would be required to comply with applicable water discharge requirements issued by the Central Valley Regional Water Quality Control Board (RWQCB). Compliance with conditions or permit requirements established by the City as well as water discharge requirements outlined by the Central Valley RWQCB would ensure that wastewater discharges coming from the proposed Project site and treated by the WWTP system would not exceed applicable Central Valley RWQCB wastewater treatment requirements.

As discussed in Section X, Hydrology and Water Quality, with an increase in the area of impervious surfaces on the Project site, an increase in the amount of storm water runoff is anticipated. The site would

be designed so that storm water is collected and deposited in the City's existing California Avenue Basin, which has been designed to accommodate site development. Storm water during construction would be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction. Thus, the proposed Project would have a *less than significant impact*.

Mitigation Measures: None are required.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. Water service would be provided to the Project by the City of San Joaquin. The City of San Joaquin's water system includes three active water wells (two running and one inactive) that have a theoretical pumping capacity of 3,500 gallons per minute. Well No. 3 at the City Corporation Yard (built in 1968), Well No. 4 at Main and California Streets (built in 1978) and Well No. 5 at Cherry Lane (built in 2006) supply water through the water distribution lines. The City has no water storage capacity. The City's Water Master Plan includes a total of six wells at build-out of the General Plan.³²

The City anticipates that its sources of supplies would be available to meet demands on a consistent basis for all year types, as the site is within the adopted Sphere of Influence and has been included in the City's infrastructure planning documentation. The proposed development would be required to follow the City's General Plan and Zoning Ordinances which include land use goals, policies, and implementation measures for developments regarding water use. The Project developer would also be required to pay the City of San Joaquin's water system impact fees. Funds accrued under this fee are used to make capital improvements to the City's water system, including conservation improvements, additional well construction and water storage facilities. Impacts are *less than significant impact*.

Mitigation Measures: None are required.

- 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?

Less Than Significant Impact. The proposed Project would result in wastewater from residential units that would be discharged into the City's existing wastewater treatment system. The wastewater would

³² City of San Joaquin General Plan, Setting – 2.2.2. Page 2-5. <https://cityofsanjoaquin.org/home/general-plan/>. Accessed August 2024.

be typical of other residential developments consisting of bathrooms, kitchen drains, and other similar features. The Project would not discharge any unusual or atypical wastewater that would violate the City's waste discharge requirements.

Additionally, a Sewer Capacity Assessment for the City of San Joaquin was prepared in 2021 which demonstrates that the City can support an additional 754 dwelling units without any upgrades to the existing wastewater treatment facility. The City Manager confirmed that the 2021 conditions have not changed, and the City does have capacity for 44 additional housing units.³³

Therefore, assuming compliance with applicable standards and payment of required impact fees and connection charges, the Project would not result in a significant impact related to construction or expansions of existing wastewater treatment facilities. The impact of the Project on wastewater treatment is *less than significant*.

Mitigation Measures: None are required.

- 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?
- e) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The City of San Joaquin, through a private contractor, provides weekly curbside solid waste collection services to all households, businesses, and industries within City limits. Solid waste is taken to the American Avenue Disposal Site, which is operated by Fresno County.³⁴ The American Avenue Disposal Site is permitted to receive up to 2,200 tons of waste per day and has an estimated lifespan to the Year 2031. Per-capita disposal rates in the City are approximately 2.8 pounds per person per day.³⁵ As discussed in Section XIV, Population and Housing, Project development would increase the population by 16 people over what has been planned for in the General Plan. This would account for an additional 44.8 pounds (2.8 pounds per person per day x 16 people) of solid waste per day to be added to the landfill. This unplanned increase of solid waste is minor in nature and can be accommodated by the American Waste Disposal Site. Furthermore, the proposed Project would be required to comply with all standards related to solid waste diversion, reduction, and recycling during

³³ Email Communication with Elizabeth Cabrera on 8/21/2024.

³⁴ Landfill Operations, Fresno County. <https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/resources-and-parks-division/landfill-operations>. Accessed August 2024.

³⁵ City of San Joaquin General Plan Update and SOI Expansion Draft EIR. Page 3.17-7. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://cityofsanjoaquin.org/wp-content/uploads/2023/09/Draft-EIR-Complete.pdf. Accessed August 2024.

Project construction and operation. The Project is not expected to generate an excess of solid waste beyond what is considered typical of residential land uses. The proposed Project would comply with all federal, state and local statutes and regulations related to solid waste. As such, any impacts would be *less than significant*.

Mitigation Measures: None are required.

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?
- 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?
- 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?
- 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?

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The City of San Joaquin’s planning area is composed of urbanized portions of land and the surrounding agricultural fields. CAL FIRE provides fire protection for the City with a station located in the community of Tranquillity, approximately four miles northwest of the City. Average response time is 13.9 minutes.

Structures within the City generally receive a rating of six on the Insurance Services Office (ISO) Fire Protection Rating Scale.³⁶

The proposed Project site's elevation is approximately 170 feet above sea level in an area of intense urban and agricultural development. Surrounding the proposed Project are Main Street, agricultural fields, and single-family residences to the north; Arizona Avenue, walnut orchards and single-family residences to the south; walnut orchards to the east; and single-family residences to the west.

RESPONSES

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 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?
- 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?
- 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?

No Impact. The proposed Project site is approximately 16 miles northeast of the nearest State Responsibility Area (foothill area west of Interstate 5)³⁷ and over 20 miles northeast of the nearest LRA Very High Fire Hazard Severity Zone (foothill area west of Interstate 5).³⁸ The relatively flat Project site lies on the Valley floor and is surrounded by active agriculture and residential development. There are no forested areas, extensive grasslands, or heavily wooded areas on or near the Project site.

No roadway design features associated with this proposed Project would result in an impairment of an adopted emergency response or evacuation plan. The City has reviewed the site layout and determined that the Project provides adequate emergency access.

³⁶ City of San Joaquin General Plan, July 2014. Setting, Page 2-8.

³⁷ California Board of Forestry and Fire Protection. State Responsibility Area Viewer. [e](#). Accessed August 2024.

³⁸ CALFIRE Fire Hazard Severity Zones. <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed August 2024.

Impacts associated with Project development would have no impact related to wildfires given the distance the proposed Project is from the closest State Responsibility Area and State Very High Fire Hazards Severity Zone and the intervening land uses between them.

Mitigation Measures: None are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESPONSES

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?

Less Than Significant Impact With Mitigation. The analyses contained in Section IV, Biological Resources and Section V, Cultural Resources indicates that the proposed Project is not expected to have a substantial impact on the environment or on any resources identified in the Initial Study.

The biological analysis indicated that there is no potential for special status species to exist in the area, there are no wetlands, riparian or sensitive communities in the Project area, and mitigation measure BIO-1 is included to reduce potential impacts to protected nesting birds to less than significant. The analysis also found that there are no recorded cultural resources within the Project area that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, for the California State Historic Landmarks. Mitigation measures CUL-1 and GEO-1 are included to protect potential subsurface cultural, archaeological and paleontological resources, which would reduce any impacts to less than significant.

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)?

Less Than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects.

The proposed Project’s impacts would be individually limited and not cumulatively considerable due to the site-specific nature of the potential impacts. The potentially significant impacts that can be reduced to less than significant levels with implementation of recommended mitigation measures include the topics of Biological Resources, Cultural Resources, Geology and Soils, and Hazards and Hazardous Materials. These impacts would primarily be related to construction-period activities, would be temporary in nature, and would not substantially contribute to any potential cumulative impacts associated with these topics. Implementation of mitigation measures BIO-1, CUL-1, GEO-1 and HAZ-1, would ensure that the impacts of the project would be below established thresholds of significance. Since the proposed Project would not result in any significant project-level impacts, the proposed Project would not result in any significant impacts that would combine with the impacts of other cumulative

projects to result in a cumulatively considerable impact on the environment as a result of Project development. As such, this impact would be *less than significant*.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact With Mitigation. The proposed Project's potential to result in environmental effects that could directly or indirectly impacts human beings have been evaluated in this Initial Study. Implementation of mitigation measures BIO-1, CUL-1, GEO-1 and HAZ-1 would ensure that the impacts of the Project would be below established thresholds of significance. Since the proposed Project would not result in any significant project-level impacts and with implementation of the recommended mitigation measures, all environmental effects that could adversely affect human beings directly or indirectly would be less than significant.

LIST OF PREPARERS

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Persons and Agencies Consulted

City of San Joaquin

- Eric VonBerg, Contract City Planner

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the City of San Joaquin’s Main Street Townhomes Project (proposed Project). The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements as well as conditions recommended by responsible agencies who commented on the project.

The first column of the Table identifies the mitigation measure. The second column, entitled “Party Responsible for Implementing Mitigation,” names the party responsible for carrying out the required action. The third column, “Implementation Timing,” identifies the time the mitigation measure should be initiated. The fourth column, “Party Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last column will be used by the City to ensure that individual mitigation measures have been monitored.

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<p><u>Protect Nesting Birds</u></p> <p>BIO-1: To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests would be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.</p>	Project Applicant	Prior to and during construction	Project Applicant / City of San Joaquin	
<p><u>Cultural Resources Protection Measures</u></p> <p>CUL-1: Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is</p>	Project Applicant	Prior to and during construction	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<p>found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of San Joaquin, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).</p>				
<p>GEO - 1: In the event of a fossil discovery by construction personnel, the construction contractor shall halt all construction activities within the immediate vicinity of the fossil, and a Qualified Professional Paleontologist shall be retained to evaluate the find prior to resuming construction activity. If it is determined the fossil(s) is (are) scientifically significant, the Qualified Professional Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:</p> <ul style="list-style-type: none"> • If fossils are discovered, the Qualified Professional Paleontologist shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the Qualified Professional Paleontologist evaluate the discovery and determine if the fossil may be considered significant. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits. • Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and 	Project Applicant	Prior to and during construction	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<p>curated in a scientific institution with a permanent paleontological collection along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Professional Paleontologist.</p> <ul style="list-style-type: none"> The Qualified Professional Paleontologist shall submit a report describing the results of the paleontological monitoring efforts associated with the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the City for review and approval. 				
<p><u>Hazardous Materials Reduction Measures</u></p> <p>HAZ-1: Soil sampling, per California Department of Toxic Substances Control (DTSC) <i>Interim Guidance for Sampling Agricultural properties (August 7, 2008)</i> shall be conducted to identify the amounts of OCPs in the soil. If present, OCPs requiring further analysis, per DTSC consultation, are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Should these OCPs be present, soil remediation shall be conducted until levels are reduced per DTSC guidelines prior to issuance of grading permits. Additionally, if any level of arsenic is present, further analysis and sampling shall meet Human Health Risk Assessment NOTE NUMBER 3, DTSC-SLs</p>	Project Applicant	Prior to issuance of grading permits	City of San Joaquin	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
approved thresholds. If arsenic levels do not meet the approved thresholds, remedial action shall take place to reduce levels below thresholds prior to issuance of grading permits.				